

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

Pioneer Lender Trustee Services
8151 W. Rifleman Street
Boise, ID 83704

Trustee's Sale No: PLTS104439

2026-017200

RECORDED

05/04/2026 02:09 PM

JESS URRESTI

CANYON COUNTY RECORDER

Pgs=2 ZBLAKESLEE \$13.00

TYPE: NOT INC SALE

PIONEER LENDER TRUSTEE SERVICES

ELECTRONICALLY RECORDED

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN that Pioneer Title Company of Ada County dba Pioneer Lender Trustee Services, is the current Trustee under the Deed of or Transfer in Trust executed by David C. Darbin, an unmarried man, as Grantor, to Pioneer Title Company, as Trustee, in favor of National Benefits, Inc., an Idaho limited liability company., as Beneficiary, dated 7/3/2024, recorded 7/5/2024, under Instrument No. 2024-020881, records of Canyon County, ID, the beneficial interest in which is presently held by National Benefits, Inc., an Idaho limited liability company. Said Deed of Trust covers real property situated in said County, described as follows:

Lot 59, Block 56, Amended Plat of Nampa Original Townsite, according to the plat thereof, filed in Book 1 of Plats at page(s) 13B, records of Canyon County, Idaho.

The Trustee hereby gives notice that a breach of the obligation for which such transfer is security has occurred, the nature of such breach is the failure to pay when due under the Deed of Trust Note dated 7/3/2024, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED AND ACCRUING INTEREST, LENDER ADVANCED TAXES AND INSURANCE, LATE CHARGES, FEES AND COSTS AS SET FORTH.

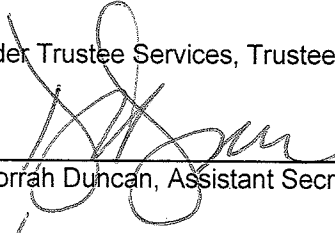
All delinquencies are now due, together with unpaid and accruing taxes, assessments, trustee's fees, attorney's fees, costs and advances made to protect the security associated with this foreclosure. The principal balance is \$142,572.00, together with annualized interest thereon at 12%, compounded daily from 7/3/2024 to 7/2/2025 and at 17% annualized interest, compounded daily from 7/3/2025, until paid.

The Beneficiary elects to sell or cause the trust property to be sold to satisfy said obligation.

DATED: 5/4/2026

Pioneer Lender Trustee Services, Trustee

By


Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 5/4/2026 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.



Signature of notary public
Commission Expires:

CHLOE KNIGHT
Residing in: Nampa, ID
Commission Expires: 02/21/2031

