

LEGAL NOTICE

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. PLTS104439

NOTICE IS HEREBY GIVEN that, Pioneer Title Company of Ada County dba Pioneer Lender Trustee Services, the duly appointed Successor Trustee, will on 9/4/2026, at the hour of 11:00 AM, of said day, at Canyon County Courthouse, at the Front Entrance, 1115 Albany St., Caldwell, ID, sell at public auction to the highest bidder, for cash, in lawful money of the United States, all payable at the time of sale, the following described real and personal property (hereafter referred to collectively as the "Property"), situated in the County of Canyon, State of Idaho, to-wit;

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 has no knowledge of a more particular description of the above-referenced Property but, for purposes of compliance with Section 60-113 of Idaho Code, the Trustee has been informed that the address of 423 9th Ave. So., Nampa, ID 83651, is sometimes associated with said real property.

Said sale will be made without covenant or warranty regarding title, possession or encumbrances to satisfy the obligation secured by and pursuant to the power of sale conferred in the Deed of Trust executed by David C. Darbin, an unmarried man, as Grantor, to Pioneer Title Company, as Trustee, for the benefit and security of National Benefits, Inc., an Idaho limited liability company., as Beneficiary, dated 7/3/2024, recorded 7/5/2024, under Instrument No. 2024-020881, Mortgage records of Canyon County, ID, the beneficial interest in which is presently held by National Benefits, Inc., an Idaho limited liability company..

THE ABOVE GRANTORS ARE NAMED TO COMPLY WITH SECTION 45-1506(4)(a), IDAHO CODE. NO REPRESENTATION IS MADE THAT THEY ARE, OR ARE NOT, PRESENTLY RESPONSIBLE FOR THIS OBLIGATION.

The default for which is sale is made 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.

Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the same.

DATED: May 4, 2026.

Pioneer Title Company of Ada County dba Pioneer Lender
Trustee Services
Trustee

By /s/ _____
Deborrah Duncan
Assistant Secretary

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