

LEGAL NOTICE

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. PLTS104390

NOTICE IS HEREBY GIVEN that, Pioneer Title Company of Ada County dba Pioneer Lender Trustee Services, the duly appointed Successor Trustee, will on 7/17/2026, at the hour of 1:00 PM, of said day, at Ada County Courthouse, at the Front Entrance, 200 Front Street, Boise, 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 Ada, State of Idaho, to-wit;

Lot 46, Block 7, Movado Subdivision No. 6, according to the plat thereof, filed in Book 117 of Plats at Page(s) 17780-17782, and amended by Affidavit of Correction, recorded as Instrument No. 2024-049040, records of Ada 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 4493 East Copper Point Drive, Meridian, ID 83642, 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 RIVK, LLC, an Idaho limited liability company, as Grantor, to Pioneer Title Company of Ada County, as Trustee, for the benefit and security of Casey Staub and Johanna Steeves, as Beneficiary, dated 5/30/2023, recorded 6/1/2023, under Instrument No. 2023-031553, Mortgage records of Ada County, ID, the beneficial interest in which is presently held by Casey Staub and Johanna Steeves.

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 5/30/2023, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED AND ACCRUING INTEREST, 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 \$685,000.00, together with interest thereon at 5% per annum from 3/1/2026, 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: March 12, 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