

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS103927

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 304 E 45th Garden City LLC, an Idaho limited liability company, as Grantor, to Pioneer Title, as Trustee, in favor of Trueline Capital Fund II, LLC, as Beneficiary, dated 5/14/2022, recorded 5/16/2022, under Instrument No. 2022-047154, records of Ada County, ID, the beneficial interest in which is presently held by Trueline Capital Fund II, LLC. Said Deed of Trust covers real property situated in said County, described as follows:

Lots 1, 2, 3, and 4 of Iota Subdivision, according to the plat thereof, filed in Book 23 of Plats at page(s) 1470-1471, and amended by affidavit recorded December 23, 1983 as Instrument No. 8368245, records of Ada County, Idaho.

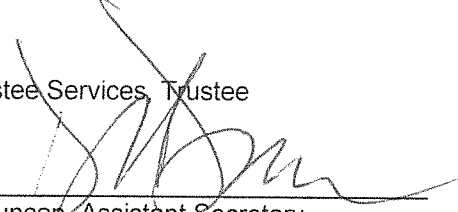
The Trustee hereby gives notice that a breach of the obligation for which such transfer is security has occurred, the nature of such breach is the failure to pay when due under the Deed of Trust Note dated 5/14/2022, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED 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 \$679,269.31, together with interest thereon at 15.5% per annum from 7/1/2024, until paid.

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

DATED: 7/25/2024

Pioneer Lender Trustee Services, Trustee

By 
Deborrah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 7/25/2024 by Deborrah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

J. Zabriskie
Signature of notary public
Commission Expires: 3/10/2027

