

Instrument # 1026023
Bonner County, Sandpoint, Idaho
10/03/2023 12:58:57 PM No. of Pages: 2
Recorded for: PIONEER LENDER TRUSTEE SERVICES
Michael W. Rosedale Fee: \$13.00
Ex-Officio Recorder Deputy cbrannon
Index to: DEFAULT

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS103686

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 Tammy D. Coterill, a married woman as her sole and separate property, as Grantor, to Pioneer Title Company of Kootenai County, as Trustee, in favor of Fred J. Alexander, Trustee of The F. J. Alexander, a Medical Rental Corporation Retirement Trust, as Beneficiary, dated 7/12/2007, recorded 7/13/2007, under Instrument No. 732806, records of Bonner County, ID, the beneficial interest in which is presently held by Fred J. Alexander, Trustee of The F. J. Alexander, a Medical Rental Corporation Retirement Trust Said Deed of Trust covers real property situated in said County, described as follows:

The Northeast Quarter of Section 26, Township 54 North, Range 3 West, Boise Meridian, Bonner County, Idaho;

EXCEPTING therefrom the East 907.5 feet
ALSO EXCEPTING therefrom the South 1750 feet;
ALSO EXCEPTING therefrom the West 489.4 feet.

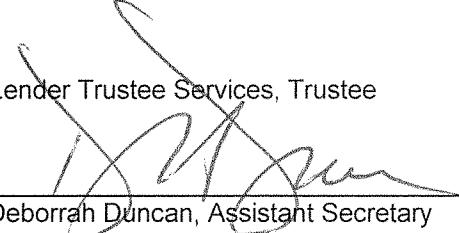
The Trustee hereby gives notice that a breach of the obligation for which such transfer is security has occurred, the nature of such breach is the failure to pay when due under the Deed of Trust Note dated 7/12/2007, FAILURE TO PAY THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON 11/15/2016; PLUS LATE CHARGES, AND ADVANCES FOR DELINQUENT REAL ESTATE TAXES AND HAZARD INSURANCE AS SET FORTH; AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND INTEREST, PLUS LATE CHARGES, DELINQUENT REAL ESTATE TAXES, DELINQUENT INSURANCE PREMIUMS AND ALL FORECLOSURE COSTS AND FEES.

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 \$125,000.00, together with interest thereon at 9% per annum from 10/15/2016, until paid.

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

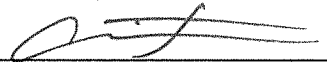
DATED: 9/19/2023

Pioneer Lender Trustee Services, Trustee

By  _____
Deborrah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 9/19/2023 by Deborrah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.



Signature of notary public
Commission Expires: 8/4/2027

