

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS103810

2024-006796
RECORDED
03/06/2024 04:48 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=5 AVEGA \$22.00
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 IAG Middleton Mill, LLC, an Idaho limited liability company, as Grantor, to First American Title Insurance Company, as Trustee, in favor of Wasatch Bridge Primary Investments, LLC, a Utah limited liability company, as Beneficiary, dated 11/18/2022, recorded 11/22/2022, under Instrument No. 2022-051952, records of Canyon County, ID, the beneficial interest in which is presently held by Wasatch Bridge Primary Investments, LLC, a Utah limited liability company. Said Deed of Trust covers real property situated in said County, described as follows:

See Exhibit A attached hereto and made a part hereof.

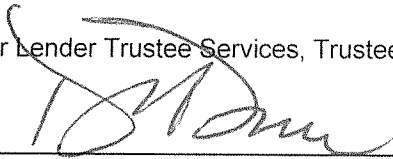
The Trustee hereby gives notice that a breach of the obligation for which such transfer is security has occurred, the nature of such breach is the failure to pay when due under the Deed of Trust Note dated 11/18/2022, **FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH 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 \$3,928,880.24, together with interest thereon at 12% per annum from 11/18/2022, until paid.

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


DATED: 3/6/2024

Pioneer Lender Trustee Services, Trustee

By 
Deborrah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 3/6/2024 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.


Signature of notary public
Commission Expires:
Residing in: Boise, ID
Commission Expires: 08/15/2029

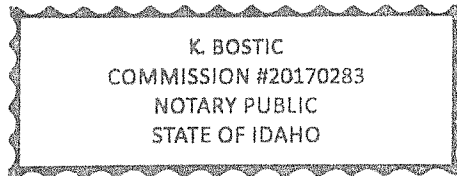


EXHIBIT A

PARCEL 1:

A parcel of land situate in the SE ¼, of Section 6, Township 4 North, Range 2 West, Boise Meridian, City of Middleton, Canyon County, Idaho, 2021, more particularly described as follows:

COMMENCING at the E. ¼ corner, the Northeast corner of the SE ¼ of said Section 6, a 5/8-inch rebar, Instrument No. 2008019822;

A. Thence N. 89°46'16" W, 1326.715 feet along the North line of the SE ¼ of said Section 6, the BASIS OF BEARING, to the C.E. 1/16 corner a 5/8-inch rebar, Instrument No. 200422690;

B. Thence S 01°39'40" W, 1322.936 feet along the East line of the N.W. ¼ of the S.E. ¼ of said Section 6, to the S.E. 1/16 corner;

C. Thence N 01°39'40" E, 30.005 feet along said East line, the POINT OF BEGINNING;

1. Thence S 82°16'45" W, 102.144 feet;
2. Thence N 14°17'23" E, 162.118 feet;
3. Thence N 45°50'12" W, 106.200 feet;
4. Thence S 44°09'48" W, 81.350 feet;
5. Thence S 70°39'58" W, 193.491 feet;
6. Thence N 01°39'58" E, 73.765 feet;
7. Thence N 70°39'58" E, 128.800 feet;
8. Thence N 44°09'48" E, 168.000 feet;
9. Thence N 88°20'02" W, 268.000 feet;
10. Thence N 01°39'58" E, 428.650 feet;
11. Thence S 89°44'52" E, 413.563 feet;
12. Thence S 01°39'40" W, 13.752 feet;
13. Thence S 49°43'47" E, 92.720 feet;
14. Thence S 06°42'00" E, 133.121 feet;
15. Thence S 60°09'51" E, 189.785 feet;
16. Thence N 14°08'26" E, 62.894 feet;
17. Thence S 49°43'47" E, 49.145 feet;
18. Thence S 07°54'41" W, 414.929 feet;
19. Thence S 65°47'17" W, 206.166 feet;
20. Thence N 89°45'37" W, 80.451 feet to the POINT OF BEGINNING.

PARCEL 2:

Commencing at the Southeast corner of the Northeast quarter of the Southeast quarter of Section 6, Township 4 North, Range 2 West of the Boise Meridian, City of Middleton, Canyon County, Idaho; thence North 1°14' East 614.7 feet along the East line of said Section 6 to the Real Point of Beginning; thence South 65°57' West 605.1 feet; thence South 65°12' West 562 feet; thence North 6°50' East 385.8 feet; thence North 30°03' East 123 feet; thence

North 56°22' East 152 feet; thence
North 79°34' East 848 feet to a point on the East line of said Section 6; thence South 1°14'
West 245.3 feet along the East line of said Section 6 to the Real Point of Beginning.

Also a perpetual right to use for road purposes as a means of ingress and egress to and from
the above described property, the following described right of way:

A right of way 16 feet wide over the presently existing road, run West from the above
described property to the West boundary line of said Northeast quarter of the Southeast
quarter and continue West across the East 414 feet of the Northwest quarter of the Southeast
quarter of said Section 6.

EXCEPTING THEREFROM:

That portion of land located in the Northeast quarter of the Southeast quarter of Section 6,
Township 4 North, Range 2 West of the Boise Meridian, City of Middleton, Canyon County,
Idaho described as:

Commencing at a found Brass Cap marking the Southeast corner of Section 6, Township 4
North, Range 2 West of the Boise Meridian, City of Middleton, Canyon County, Idaho and
running thence North 01°48'35" East 1937.44 feet along the East line of said Section to a
found 5/8 inch rebar marking the Northwest corner of Mountain View Subdivision No. 2 (said
point being the Point of Beginning); thence South 66°36'34" West 44.21 feet along the North
line of said Subdivision to a set 1/2 inch rebar with plastic cap labeled "PLS 12220"; thence
North 01°48'35" East 223.61 feet to a found 1/2 inch rebar marking the Southeast corner of
Lot 14, Block 2 of Kennedy Meadows Subdivision; thence North 79°54'11" East 40.88 feet to
a found 5/8 inch rebar on the East line of said Section (said point being the Southeast corner
of said Subdivision); thence South 01°48'35" West 213.22 feet along said East line to the
Point of Beginning.

ALSO EXCEPTING:

A parcel of land situated in a portion of the Northeast quarter of the Southeast quarter of
Section 6, Township 4 North, Range 2 West, Boise Meridian, City of Middleton, Canyon
County, Idaho more particularly described as follows:

Commencing at the one-quarter corner common to Sections 5 and 6, Township 4 North,
Range 2 West, Boise Meridian, City of Middleton; thence South 01°48'35" West along the
East boundary of Section 6, a distance of 463.46 feet to a point, said point being the Point of
Beginning; thence continuing along the East boundary of said Section 6, South 01°48'35"
West a distance of 32.60 feet to a point; thence South 80°08'41" West a distance of 604.50
feet to a point; thence South 75°24'53" West a distance of 203.48 feet to a point; thence
227.04 feet along a curve to the left, said curve having a radius of 255.00 feet, a central angle
of 51°00'50", a tangent of 121.67 feet and a long chord which bears South 49°53'05" West a
distance of 219.45 feet to a point; thence
North 90°00'00" West a distance of 62.45 feet to a point; thence
North 31°16'15" East a distance of 122.57 feet to a point; thence

North 57°08'15" East a distance of 151.47 feet to a point; thence
North 80°20'15" East a distance of 845.06 feet to the Point of Beginning.