

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS103879

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 Steven Siegmann and Katherine Siegmann, husband and wife, as Grantor, to Pioneer Title Company of Canyon County, as Trustee, in favor of Larry Easter and Jewel Easter, husband and wife, as Beneficiary, dated 4/16/2021, recorded 4/21/2021, under Instrument No. 333909, said document modified by Instrument recorded 5/9/2024, under Instrument No. 349410, records of Gem County, ID, the beneficial interest in which is presently held by Larry Easter and Jewel Easter, husband and wife. Said Deed of Trust covers real property situated in said County, described as follows:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 WEST, BOISE-MERIDIAN, GEM COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 3 WEST, BOISEMERIDIAN;

THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 424.90 FEET TO A POINT ON THE WESTERLY BANK OF THE CLINE CANAL;

THENCE FOLLOWING THE BANK OF THE CANAL ALONG THE FOLLOWING COURSES:

SOUTH 09°13'52" EAST, 50.97 FEET;

SOUTH 11°15'50" WEST, 55.54 FEET;

SOUTH 21°58'45" WEST, 59.14 FEET;

SOUTH 37°34'11" WEST, 134.00 FEET;

SOUTH 43°49'01" WEST, 108.27 FEET;

SOUTH 50°49'46" WEST, 82.41 FEET;

SOUTH 73°08'41" WEST, 31.86 FEET;

SOUTH 88°30'26" WEST, 115.24 FEET, ALONG BEING A POINT ON THE WEST LINE OF SAID SECTION 22;

THENCE NORTH 00°05'15" WEST, A DISTANCE OF 445.21 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

EXCEPT DITCH AND ROAD RIGHTS OF WAY.

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 4/16/2021, THE MONTHLY PAYMENT WHICH BECAME DUE ON 11/1/2023 AND ALL SUBSEQUENT MONTHLY PAYMENTS, PLUS LATE CHARGES AND OTHER COSTS AND FEES AS SET FORTH.

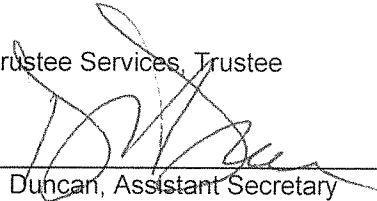
All delinquencies are now due, together with unpaid and accruing taxes, assessments, trustee's fees, attorney's fees, costs and advances made to protect the security associated with this foreclosure. The principal balance is \$239,774.63, together with interest thereon at 7% per annum from 2/15/2024, until paid.

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

DATED: 5/15/2024

Pioneer Lender Trustee Services, Trustee

By


Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 5/15/2024 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

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

