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BENEWAH COUNTY  
DEANNA BRAMBLETT, CLERK  
301962  
PIONEER LENDER TRUSTEE SERVICES  
FEES:\$ 13.00

RECORDING REQUESTED BY

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WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS103885

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## 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 Trust executed by Brian Trujillo and Eula Carney, a married couple, as Grantor, to Pioneer Title Company of Kootenai County, as Trustee, in favor of Weis Towers LLC, a Washington limited liability company, as Beneficiary, dated 5/18/2023, recorded 5/23/2023, under Instrument No. 298741, records of Benewah County, ID, the beneficial interest in which is presently held by Weis Towers LLC, a Washington limited liability company. Said Deed of Trust covers real property situated in said County, described as follows:

A parcel of land situate in Government Lot 2, Section 6, Township 43 North, Range 1 East, Boise Meridian, Benewah County, Idaho, as depicted on Record of Survey #288519, records of Benewah County, Idaho, and more particularly described as follows:

A portion of Tract "1C" as shown on the Record of Survey filed as Instrument #211234, Records of Benewah County, said parcel being further described as:

Commencing at the Northeast corner of said Section, which is marked by an aluminum pipe and cap set by PLS 5361 and is described in CP&F Instrument #258515, Records of Benewah County; thence, South 70°04'15" West (of record South 69°35'06" West), a distance of 1336.17 feet to the Northeast corner of Tract "2C", said Record of Survey, which corner is marked by a #5 rebar set by PLS 6602; thence, proceeding with the North boundary of said Tract "2C", South 89°34'12" West (of record South 89°02'19" West), a distance of 490.00 feet to the Northeast Corner of said Tract "1C", which corner is marked by an aluminum-capped #5 rebar set by PLS 7541, the POINT OF BEGINNING;

thence, leaving said North boundary and proceeding with the East boundary of said Tract "1C", South 00°04'22" East (of record South 00°32'15" East), a distance of 464.41 feet to the Southeast corner of said Tract "1C", which corner is marked by a #5 rebar set by PLS 6602; thence, leaving said East boundary and proceeding with the South boundary of said Tract "1C", South 89°31'19" West (of record South 89°02'19" West), a distance of 145.62 feet to an aluminum-capped #5 rebar set by PLS 7541; thence, leaving said South boundary, North 53°39'26" West, a distance of 120.61 feet to an aluminum-capped #5 rebar set by PLS 7541; thence North 89°59'45" West, a distance of 116.22 feet to a point on a non-tangent curve concave Westerly and also a point on the Westerly boundary of said Tract "1C" and which point is marked by an aluminum-capped #5 rebar set by PLS 7541; thence, proceeding with said West boundary, on a non-tangent curve having a radius of 103.55 feet (of record 103.94), a chord bearing North 31°14'30" West, a chord length of 47.31 feet, and an arc length of 47.73 feet to a plastic-capped #5 rebar set by PLS 6602; thence, continuing with said West boundary, North 44°26'47" West, a distance of 335.22 feet (of record North 45°00'00" West a distance of 334.08 feet) to a plastic-capped #5 rebar set by PLS 6602; thence on a

curve right, concave Southeasterly, having a radius of 64.75 feet (of record 64.84 feet), a chord bearing of North 22°33'43" East (of record North 22°01'09" East), a chord length of 119.21 feet (of record 119.39 feet), an arc length of 151.45 feet (of record 151.69 feet), to a plastic-capped #5 rebar set by PLS 6602; thence continuing with the North Boundary of said Tract "1C", North 89°34'12" East (of record North 89°02'19"East), a distance of 571.94 feet to the POINT OF BEGINNING.

Commonly known as: 65 Saddle Horn Lane, Fernwood, ID 83830 with tax parcel # RP43N01E06060K.


The Trustee hereby gives notice that Grantor has breached its obligation by failing to pay amounts due under the Deed of Trust Note dated 5/18/2023, THE MONTHLY PAYMENT WHICH BECAME DUE ON 10/27/2023 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 \$94,893.56, together with interest thereon at a rate of ten percent (10%) per annum from 1/5/2024, until paid in full.

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


DATED: 5/29/2024

Pioneer Lender Trustee Services, Trustee

By   
Deborrah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 5/29/2024 by Deborrah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

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

