

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS103972

Instrument # 765325

BINGHAM COUNTY, IDAHO
2024-09-24 02:51:47 PM No. of Pages: 2
Recorded for: PIONEER LENDER TRUSTEE SERVICE
PAMELA W. ECKHARDT Fee: \$13.00
Ex-Officio Recorder Deputy JPulley
Index To: NOTICE OF DEFAULT
Electronically Recorded by Simplifile

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 Sandi De Eater, an unmarried woman, as Grantor, to Pioneer Title Company of Bonneville County, LLC, as Trustee, in favor of BCD, LLC, an Idaho limited liability company, as Beneficiary, dated 8/26/2022, recorded 8/29/2022, under Instrument No. 748764, records of Bingham County, ID, the beneficial interest in which is presently held by BCD, LLC, an Idaho limited liability company Said Deed of Trust covers real property situated in said County, described as follows:

COMMENCING AT A POINT 83 RODS SOUTH OF THE NW CORNER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 37 EAST, BOISE MERIDIAN, BINGHAM COUNTY, IDAHO AND RUNNING THENCE SOUTH 16 AND 1/3 RODS; THENCE EAST 12 RODS; THENCE NORTH 16 AND 1/3 RODS; THENCE WEST 12 RODS TO THE PLACE OF BEGINNING.

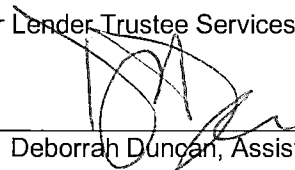
The Trustee hereby gives notice that a breach of the obligation for which such transfer is security has occurred, the nature of such breach is the failure to pay when due under the Deed of Trust Note dated 8/26/2022, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED 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 \$212,487.58, together with interest thereon at 7.5% per annum from 11/3/2023, until paid.

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


DATED: 9/19/2024

Pioneer Lender Trustee Services, Trustee

By  _____
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 9/19/2024 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.



Signature of notary public
Commission Expires: 3/10/2027

