

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS103982

2024-036481

RECORDED

11/08/2024 12:46 PM

RICK HOGABOAM
CANYON COUNTY RECORDER

Pgs=4 TYOUREN \$19.00

TYPE: NOT INC SALE

PIONEER LENDER TRUSTEE SERVICES
ELECTRONICALLY RECORDED

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN that Pioneer Title Company of Ada County, Inc., dba Pioneer Lender Trustee Services, is the current Trustee under that certain Deed of Trust, Security Agreement and Fixture Filing with Assignment of Rents executed by Doeppel Premier Properties, Idaho, LLC, as Grantor, to First American Title, as Trustee, in favor of PBRELF I, LLC, as Beneficiary, dated 12/14/2017, recorded 12/18/2017, under Instrument No. 2017-055009, said document modified by Instrument recorded 11/29/2018, under Instrument No. 2018-053766, further modified by Instrument recorded 11/23/2021, under Instrument No. 2021-080588, records of Canyon County, Idaho (as modified, the "Deed of Trust"), the beneficial interest in which is presently held by PSOF NP Caldwell, LLC, a Delaware limited liability company. Said Deed of Trust covers real property situated in said County, described as follows:

Parcel 1:

A parcel of land being the NW1/4 SE1/4 of Section 2, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of said NW1/4 SE1/4, marked with a 5/8-inch iron pin; thence S. 00°31'37" W a distance of 28.12 feet along the West boundary of said NW1/4 SE1/4 to the POINT OF BEGINNING;

thence N. 89°42'59" E a distance of 338.87 feet parallel with the North boundary of said NW1/4 SE1/4 to a point on the Easterly easement of the 25.1 canal;

thence along said Easterly easement of the 25.1 canal the following courses and distances:

thence S. 03°37'33" E a distance of 276.36 feet to a point;

thence S. 06°26'37" E a distance of 475.34 feet to a point;

thence S. 12°35'08" E a distance of 101.41 feet to a point;

thence S. 15°59'19" E a distance of 201.13 feet to a point;

thence S. 18°36'19" E a distance of 204.50 feet to a point;

thence S. 14°58'05" E a distance of 61.27 feet to a point on the South boundary of said NW1/4 SE1/4;

thence S. 89°43'16" W a distance of 580.17 feet along said South boundary to the Southwest corner of said NW1/4 SE1/4;

thence N. 00°31'37" E a distance of 1294.67 feet along the West boundary of said NW1/4 SE1/4 to the

POINT OF BEGINNING.

EXCEPTING THEREFROM that portion conveyed to the City of Caldwell under Quitclaim Deed recorded September 5, 2019 as Instrument No. 2019041477.

Parcel 2:

Beginning at the Northwest corner of the Southeast Quarter of the Northeast quarter of Section 2, Township 3 North, Range 3 West Boise Meridian, Canyon County, Idaho:
running thence
East 200 feet along the North line of the said Southeast Quarter of the Northeast Quarter;
thence meandering
along a fence line
South 30°07' East 150.00 feet; thence
South 25°38' East 555.00 feet; thence
South 19°34' East 378.3 feet to a point in the South line of the North 3/4ths of the said
Southeast Quarter of
the Northeast Quarter; thence West 642.5 feet along the said South line of the North
3/4ths of the aforesaid
Southeast Quarter of the Northeast Quarter to a point in the West line of the said
Southeast Quarter of the Northeast Quarter which is 330.65 feet North of the Southwest
corner of the said Southeast Quarter of the Northeast Quarter; thence North 992.01 feet
along the said West line to the POINT OF BEGINNING.

AND

The South Half of the Southwest Quarter of the Northeast Quarter, of Section 2, Township
3 North, Range 3 West Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM that portion more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Northeast Quarter
in said Section 2; thence East along the South boundary 170 feet to the REAL POINT OF
BEGINNING; thence North and parallel to the West boundary of said Southwest Quarter
of the Northeast Quarter 75 feet; thence Southeast to a point in the South boundary of
said Southwest Quarter of the Northeast Quarter which is 290 feet East of the Southwest
corner of said Southwest Quarter of the Northeast Quarter; thence West along said South
boundary to the REAL POINT OF BEGINNING.

Parcel 3:

A parcel of land in the South Half of the Southwest Quarter of the Northeast Quarter in
Section 2, Township 3
North, Range 3 West Boise Meridian, Canyon County, Idaho, to-wit Commencing at the
Southwest corner of the Southwest Quarter of the Northeast Quarter in said Section 2;
thence East along the South boundary 170 feet to the REAL POINT OF BEGINNING;
thence North and parallel to the West boundary of said Southwest Quarter of the
Northeast Quarter 75 feet; thence Southeast to a point in the South boundary of said
Southwest Quarter of the Northeast Quarter which is 290 feet East of the Southwest
corner of said Southwest Quarter of the Northeast Quarter; thence West along said South
boundary to the REAL POINT OF BEGINNING.

FORMERLY SHOWN OF RECORD AS:

Parcel 1:

Beginning at the Northwest corner of the Southeast Quarter of the Northeast quarter of
Section 2, Township 3
North, Range 3 West Boise Meridian, Canyon County, Idaho:
running thence East 200 feet along the North line of the said Southeast Quarter of the
Northeast Quarter; thence meandering along a fence line South 30°07' East 150.00 feet;
thence South 25°38' East 555.00 feet; thence South 19°34' East 378.3 feet to a point in
the South line of the North 3/4ths of the said Southeast Quarter of the Northeast Quarter;

thence West 642.5 feet along the said South line of the North 3/4ths of the aforesaid Southeast Quarter of the Northeast Quarter to a point in the West line of the said Southeast Quarter of the Northeast Quarter which is 330.65 feet North of the Southwest corner of the said Southeast Quarter of the Northeast Quarter; thence North 992.01 feet along the said West line to the POINT OF BEGINNING.

Parcel II:

The South Half of the Southwest Quarter of the Northeast Quarter, of Section 2, Township 3 North, Range 3 West Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM that portion more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Northeast Quarter in said Section 2; thence East along the South boundary 170 feet to the REAL POINT OF BEGINNING; thence North and parallel to the West boundary of said Southwest Quarter of the Northeast Quarter 75 feet; thence Southeast to a point in the South boundary of said Southwest Quarter of the Northeast Quarter which is 290 feet East of the Southwest corner of said Southwest Quarter of the Northeast Quarter; thence West along said South boundary to the REAL POINT OF BEGINNING.

Parcel III:

A parcel of land being the Northwest Quarter Southeast Quarter of Section 2, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter Southeast Quarter, marked with a 5/8-inch iron pin; thence South $00^{\circ}31'37''$ West a distance of 521.00 feet along the West boundary of said Northwest Quarter Southeast Quarter to the Point of Beginning; thence South $89^{\circ}28'23''$ East a distance of 40.00 feet to the beginning of a non-tangential curve; said curve to the left through an angle of $90^{\circ}00'00''$, having a radius of 20.00 feet, and whose long chord bears South $44^{\circ}28'23''$ East a distance of 28.28 feet to a point; thence South $89^{\circ}28'23''$ East a distance of 275.06 feet to the beginning of a curve; said curve to the right through an angle of $14^{\circ}32'51''$, having a radius of 150.00 feet, and whose long chord bears South $82^{\circ}11'58''$ East a distance of 37.98 feet to a point of intersection with a non-tangential line; thence South $74^{\circ}55'32''$ East a distance of 17.38 feet to a point on the Easterly easement of the 25.1 canal; thence along said Easterly easement of the 25.1 canal the following courses and distances; South $06^{\circ}26'37''$ East a distance of 222.25 feet to a point; thence South $12^{\circ}35'08''$ East a distance of 101.41 feet to a point; thence South $15^{\circ}59'19''$ East a distance of 201.13 feet to a point; thence South $18^{\circ}36'19''$ East a distance of 204.50 feet to a point; thence South $14^{\circ}58'05''$ East a distance of 61.27 feet to a point on the South boundary of said Northwest Quarter Southeast Quarter; thence along said South boundary South $89^{\circ}43'16''$ West a distance of 580.17 feet to the Southwest corner of said Northwest Quarter Southeast Quarter; thence North $00^{\circ}31'37''$ East a distance of 801.79 feet along the West boundary of said Northwest Quarter Southeast Quarter to the Point of Beginning.

Parcel IV:

A parcel of land being the Northwest Quarter Southeast Quarter of Section 2, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the North West corner of said Northwest Quarter Southeast Quarter, marked with a 5/8-inch iron pin; thence South $00^{\circ}31'37''$ West a distance of 28.12 feet

along the West boundary of said Northwest Quarter Southeast Quarter to the Point of Beginning; thence North 89°42'59" East a distance of 338.87 feet parallel with the North boundary of said Northwest Quarter Southeast Quarter to a point on the Easterly easement of the 25.1 canal; thence along said Easterly easement of the 25.1 canal the following courses and distances; thence South 03°37'33" East a distance of 276.36 feet to a point; thence South 06°26'37" East a distance of 253.09 feet to a point; thence leaving said Easterly easement North 74°55'32" West a distance of 17.38 feet to the beginning of a curve; said curve to the left through an angle of 14° 2'51", having a radius of 150.00 feet, and whose long chord bears North 82°11'58" West a distance of 37.98 feet to a point; thence North 89°28'23" West a distance of 275.06 feet to the beginning of a curve; said curve to the right through an angle of 90°00'00" having a radius of 20.00 feet, and whose long chord bears North 44°28'23" West a distance of 28.28 feet to a point; thence North 89°28'23" West a distance of 40.00 feet to a point on the West boundary of said Northwest Quarter Southeast Quarter; thence North 00°31'37" East a distance of 492.88 feet along said West boundary to the Point 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 Promissory Note dated 12/14/2017, as thereafter amended: FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED AND ACCRUING INTEREST, CHARGES, FEES AND COSTS AS PROVIDED FOR THEREIN.

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 trustee's sale. The principal balance is \$10,322,123.08, together with non-default interest thereon through November 5, 2024 in the amount of \$2,139,756.27, default interest thereon through November 5, 2024 in the amount of \$2,440,032.03, extension fee of \$36,292.00, and late fees of \$82,327.89, with interest accruing at the *per diem* rate of \$6,881.42 after November 5, 2024 until paid. Such amounts do not include all accruing taxes, trustee's fees, attorney's fees, and costs and advances to protect the security associated with this trustee's sale.

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

DATED: November 8, 2024.

PIONEER TITLE COMPANY OF ADA COUNTY, INC.,
dba Pioneer Lender Trustee Services,
Trustee

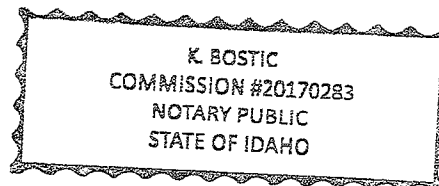
By 
Deborrah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 11/8/2024 by Deborrah Duncan, as Assistant Secretary of PIONEER TITLE COMPANY OF ADA COUNTY, INC. dba Pioneer Lender Trustee Services.


Signature of notary public

Commission Expires: _____
Residing in: Boise, ID
Commission Expires: 08/15/2029



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