

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: PLTS103987

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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 or Transfer in Trust executed by Francis D. Cleverly, as Grantor, to Pioneer Title Company of Bonneville County, as Trustee, in favor of Tadd Jenkins, an unmarried man, as Beneficiary, dated 3/1/2023, recorded 3/10/2023, under Instrument No. 1742909, records of Bonneville County, ID, the beneficial interest in which is presently held by Tadd Jenkins, an unmarried man Said Deed of Trust covers real property situated in said County, described as follows:

Beginning at a point that is N00°11'08"W along the Section line 253.38 feet from the Southwest Corner of Section 31, Township 3 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho; running thence N00°11'08"W along the Section line 156.38 feet; thence N88°50'01"E 240.00 feet parallel with the South line of said Section 31 to the Westerly boundary of Block 2, Fairway Estates, Division No. 1; thence S00°11'08"E 156.38 feet along said boundary; thence S88°50'01"W 240.00 feet parallel with the South line of said Section 31 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 Deed of Trust Note dated 3/1/2023, THE MONTHLY PAYMENT WHICH BECAME DUE ON 5/1/2023 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 \$8,900.00, together with interest thereon at 5% per annum from 4/12/2023, until paid.

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

DATED: 10/29/2024

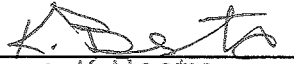
Pioneer Lender Trustee Services, Trustee

By

  
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 10/29/2024 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

