

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104017

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 Devin Cesnik and Melissa Cesnik, husband and wife, as Grantor, to Pioneer Title Company of Gem County, as Trustee, in favor of Antoinette Bennett, as Beneficiary, dated 6/1/2023, recorded 6/5/2023, under Instrument No. 345860, records of Gem County, ID, the beneficial interest in which is presently held by Antoinette Bennett Said Deed of Trust covers real property situated in said County, described as follows:

A parcel of land being a portion of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4), of Section 18, Township 6 North, Range 1 West, Boise-Meridian, Gem County, Idaho, and more particularly described as follows: Commencing at the Northeast corner of said NE1/4 SW1/4; Thence, along the North boundary of said NE1/4 SW1/4, North 89°20'26" West, 105.00 feet to the POINT OF BEGINNING; Thence, parallel with the East boundary line of said NE1/4 SW1/4, South 00°05'50" West, 253.00 feet; Thence, departing said East boundary line, parallel with the North boundary line of said NE1/4 SW1/4, North 89°20'26" West, 735.00 feet; Thence, parallel with said East boundary line, South 00°05'50" West, 568.00 feet to the South line of the ditch formerly known as the Moulton Drainage Company Ditch; Thence, along said South line and existing fence line, North 86°16'00" West, 304.33 feet; Thence, departing said South line and the existing fence line, North 00°13'50" East, 375.70 feet; Thence North 89°20'25" West, 178.50 feet to the West boundary line of said NE1/4 SW1/4; Thence, along said West boundary line, North 00°11'00" East, 428.96 feet to the Northwest corner of said NE1/4 SW1/4; Thence, along the North boundary line, South 89°20'26" East, 1215.78 feet 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 6/1/2023, 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 \$340,000.00, together with interest thereon at 5% per annum from 10/5/2024, until paid.

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

DATED: 11/7/2024

Pioneer Lender Trustee Services, Trustee

By


Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 11-7-2024 by Deborah 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

