

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104094

**2024-042212**

RECORDED

**12/30/2024 02:05 PM**

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=2 PBRIDGES \$13.00

TYPE: NOT INC SALE

PIONEER LENDER TRUSTEE SERVICES

ELECTRONICALLY RECORDED

## NOTICE OF DEFAULT

**NOTICE IS HEREBY GIVEN** that Pioneer Title Company of Ada County dba Pioneer Lender Trustee Services, is the current Trustee under the Deed of or Transfer in Trust executed by Amber Stice and Kristopher Stice, wife and husband, as Grantor, to Empire Title, LLC, as Trustee, in favor of Joanna Lee Richards, an unmarried woman, as Beneficiary, dated 9/24/2024, recorded 9/24/2024, under Instrument No. 2024-030484 and Rerecorded on 9/27/2024 as Instrument No. 2024-031004, records of Canyon County, ID, the beneficial interest in which is presently held by Joanna Lee Richards, an unmarried woman. Said Deed of Trust covers real property situated in said County, described as follows:

A parcel of land lying in the East Half of the Northwest Quarter of Section 34, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the section corner common to Sections 27, 28, 33 and 34, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho; thence North 89° 34'39" East a distance of 1,311.82 feet along the North line of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter, the REAL POINT OF BEGINNING of this description; thence continuing North 89° 34'39" East a distance of 50 feet along the North line of the Northeast Quarter of the Northwest Quarter to a point; thence South 00° 13'33" East a distance of 1,768.04 feet to a point; thence South 87° 49'18" East a distance of 359.65 feet to a point; thence North 82° 14'17" East a distance of 86.56 feet to a point; thence North 64° 40'47" East a distance of 90.58 feet to a point; thence North 51° 35'12" East a distance of 192.80 feet to a point; thence South 00° 22'12" East a distance of 1.026.37 feet parallel with the East line of the Southeast Quarter of the Northwest Quarter to the point on the South line of the Southeast Quarter of the Northwest Quarter; thence South 89° 42'35" West a distance of 731.30 feet along the South line of the Southeast Quarter of the Northwest Quarter to the Southwest corner of the Southeast Quarter of the Northwest Quarter; thence North 00°16'52" West a distance of 1,320.93 feet along the West line of the Southeast Quarter of the Northwest Quarter to the northwest corner of the Southeast Quarter of the Northwest Quarter; thence North 00° 10'15" West a distance of 1,320.25 feet along the West line of the Northeast Quarter of the Northwest Quarter to the REAL POINT OF BEGINNING of this description.

EXCEPTING THEREFROM the following parcel:

A parcel of land being a portion of a certain Parcel 1 as shown on Record of Survey, Instrument Number 200314337, records of Canyon County, Idaho, located in the East half of the Northwest Quarter of Section 34, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:  
COMMENCING at an aluminum cap monumenting the Northwest corner of Section 34, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho; thence North

89°34'39" East, 1311.82 feet along the Northerly boundary line of said Section 34 to a 5/8" iron pin monumenting the Northwest corner of the Northeast Quarter of the Northwest Quarter (West 1/15th corner) of said Section 34; thence leaving said Northerly boundary line South 00°10'15" East, 1320.25 feet along the Westerly boundary line of the East half of the Northwest Quarter of Section 34 to a brass cap monumenting the Southwest corner of the Northeast Quarter of the Northwest Quarter (Northwest 1/16th corner) of said Section 34; thence continuing along said Westerly boundary line South 00°16'52" East, 884.93 feet to a set 5/8" iron pin, the REAL POINT OF BEGINNING; thence leaving said Westerly boundary line North 89°42'35" East, 150.00 feet to a set 5/8" iron pin; thence South 00° 5'52" East, 291.00 feet to a set 5/8" iron pin; thence South 89°42'35" West, 150.00 feet to a set 5/8" iron pin on the Westerly boundary line of the East half of the Northwest Quarter of Section 34; thence North 00°16'52" West, 291.00 feet along said Westerly boundary line to the REAL 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 9/24/2024, THE MONTHLY PAYMENT WHICH BECAME DUE ON 10/24/2024 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 \$240,000.00, together with interest thereon at 7% per annum from 9/24/2024, until paid.

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

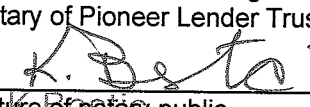
DATED: 12/30/2024

Pioneer Lender Trustee Services, Trustee

By   
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 12/30/2024 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

  
Signature of notary public  
Commission Expires: Boise, ID  
Commission Expires: 08/15/2029

