

RECORDING REQUESTED BY

Instrument # 547810

IDAHO COUNTY, IDAHO

01-15-2025 02:19:15 PM No. of Pages: 2

Recorded for: PIONEER LENDER TRUSTEE SERVICES

Kathy M Ackerman Fee: \$13.00

Ex-Officio Recorder Deputy: Js

WHEN RECORDED MAIL TO

Pioneer Lender Trustee Services

8151 W. Rifleman Street

Boise, ID 83704

Trustee's Sale No: PLTS104092

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 Jack Duncan, an unmarried man, as Grantor, to Idaho County Title Co., Inc., as Trustee, in favor of Freedom Northwest Credit Union, as Beneficiary, dated 12/17/2018, recorded 12/17/2018, under Instrument No. 516778, records of Idaho County, ID, the beneficial interest in which is presently held by Freedom Northwest Credit Union. Said Deed of Trust covers real property situated in said County, described as follows:

Lots 24 and 25, Block 7, original town of Stites, Idaho County, Idaho, according to the recorded plat thereof.

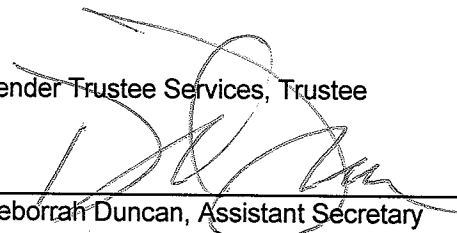
The Trustee hereby gives notice that a breach of the obligation for which such transfer is security has occurred, the nature of such breach is the failure to pay when due under the Deed of Trust Note dated 12/17/2018, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED AND ACCRUING INTEREST, ADVANCES FOR TAXES, 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 \$36,978.97, together with interest thereon at 10.29% per annum from 12/5/2023, until paid.

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


DATED: 1/10/2025

Pioneer Lender Trustee Services, Trustee

By 
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 1/10/2025 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

