

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104098

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 State Spokane, LLC, an Idaho limited liability company, as Grantor, to Pioneer Title Company of Ada County, as Trustee, in favor of Payette Financial Services, LLC, an Idaho limited liability company, as Beneficiary, dated 9/6/2023, recorded 9/13/2023, under Instrument No. 2023-052701, records of Ada County, ID, the beneficial interest in which is presently held by Payette Financial Services, LLC, an Idaho limited liability company. Said Deed of Trust covers real property situated in said County, described as follows:

PARCEL ONE:

A parcel of land being a portion of the Northeast Quarter of the Southeast Quarter of Section 32, and a portion of the Northwest Quarter of the Southwest Quarter of Section 33, all in township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho, more specifically described as follows:

Commencing at the Northeast corner of the Southeast Quarter of Section 32, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho; thence South 0°05' West 821.6 feet along the section line common to Section 32 and 33 to a point on the Southwesterly boundary line of Valley Road, now known as State Street, said point being marked by a brass cap set in a 6 inch by 6 inch concrete post; thence South 46°57' East 114.5 feet along the Southwesterly boundary line of Valley Road to a 5/8 inch reinforcing bar, the REAL POINT OF BEGINNING; thence South 43°03' West 100.00 feet on a line at a right angle to the Southwesterly boundary line of Valley Road, now known as State Street, to a 5/8 inch reinforcing bar; thence North 46°57' West 153.7 feet on a line parallel to and 100.00 feet Southwesterly of the Southwesterly boundary line of Valley Road, now known as State Street, to a point on the Southeasterly boundary of the Old Soldiers' Home property of the State of Idaho, as marked by a 5/8 inch reinforcing bar; thence South 33°48' West 202.7 feet along the Southeasterly boundary of the Old Soldiers' Home property of the State of Idaho to a point as marked by a 5/8 inch reinforcing bar; thence South 46° 7' East 180.1 feet on a line parallel to and 300 feet Southwesterly of the Southwesterly boundary of Valley Road, now known as State Street, to a 5/8 inch reinforcing bar; thence North 43°03' East 300.00 feet on a line at a right angle to the Southwesterly boundary line of Valley Road, now known as State Street, to a point on the Southwesterly boundary line of said Valley Road, as marked by a 5/8 inch reinforcing bar; thence North 46°57' West 58.9 feet along the Southwesterly boundary of Valley Road, now known as State Street, to a 5/8 inch reinforcing bar, the REAL POINT OF BEGINNING.

LESS AND EXCEPTING a strip of land containing approximately 1650 square feet and being a portion of the Northeast quarter of the Southeast quarter of Section 32,

Township 4 North, Range 2 East of the Boise Meridian, Ada County, Idaho, more specifically described as follows:

BEGINNING at the Northeast corner of the Southeast quarter of Section 32, Township 4 North, Range 2 East of the Boise Meridian, Ada County, Idaho; thence South 0 degrees 05' West 821.6 feet along the Section line common to Sections 32 and 33 to a point on the Southwesterly boundary line of Valley Road, now known as State Street; said point being marked by a brass cap set in 6" x 6" concrete post; thence South 46 degrees 57' East 114.5 feet along the Southwesterly boundary line of Valley Road, to a 5/8" reinforcing bar; thence South 43 degrees 03' West 100 feet on a line at right angle to the Southwesterly boundary line of Valley Road; now known as State Street, to a 5/8" reinforcing bar; thence North 46 degrees 57' West 35 feet on a line parallel to and 100 feet Southwesterly of the Southwesterly boundary line of Valley Road, now known as State Street to a point, the REAL POINT OF BEGINNING; thence continuing North 46 degrees 57' West 118.7 feet to a point on the Southwesterly boundary of the Old Soldiers Home Property of the State of Idaho, as marked by a 5/8" reinforcing bar; thence South 33 degrees 48' West 15 feet, more or less to a point; thence South 46 degrees 57' East 101.1 feet, more or less, on a line parallel to and 114.8 feet Southwesterly of the Southwesterly boundary line of Valley Road, now known as State Street; thence North 88 degrees 03' East 21.2 feet, more or less, to the POINT OF BEGINNING.

ALSO LESS AND EXCEPTING that portion conveyed to the State of Idaho, by and through the Idaho Transportation Board for Division of Highways in Deed recorded May 27, 1976, as Instrument No. 7620211, records of Ada County, Idaho.

ALSO LESS AND EXCEPTING that portion conveyed to the State of Idaho, by and through the Idaho Transportation Board for Division of Highways in Deed recorded January 14, 1977, as Instrument No. 7701919, records of Ada County, Idaho.

ALSO LESS AND EXCEPTING that portion conveyed to Ada County Highway District in Deed recorded October 17, 2017, as Instrument No. 2017-098514, records of Ada County, Idaho.

PARCEL TWO:

A triangular parcel of land being a portion of the Northeast Quarter of the Southeast Quarter of Section 32 and a portion of the Northwest Quarter of the Southwest Quarter of Section 33, all in Township 4 North, Range 2 East of the Boise Meridian, Ada County, Idaho, more specifically described as follows:

Beginning at the Northeast corner of the Southeast Quarter of Section 32, Township 4 North, Range 2 East of the Boise Meridian, Ada County, Idaho; thence South 0°05' West 821.6 feet along the Section line common to Section 32 and 33 to a point on the Southwesterly boundary line of Valley Road, now known as State Street, said point being marked by a brass cap set in 6 inch by 6 inch concrete post; thence South 46°57' East 114.5 feet along the Southwesterly boundary line of Valley Road, to a 5/8 inch reinforcing bar; thence South 43°03' West 65 feet on a line at right angles to the Southwesterly boundary line of Valley Road, now known as State Street, to a point, the REAL POINT OF BEGINNING; thence continuing South 43°03' West 35 feet to a 5/8 inch reinforcing bar; thence North 46°57' West 35 feet on a line parallel to and 100 feet Southwesterly of the Southwesterly boundary line of Valley Road, now known as State Street, to a point; thence North 88°03' East 49.5 feet to the REAL POINT OF BEGINNING.

EXCEPTING THEREFROM, the property described in the following three deeds:

(1) That certain deed dated March 26, 1976 and recorded May 27, 1976, in the records of Ada County, Idaho, under Instrument Number 7620211, in which Wayland H. Muffley and Maureta J. Muffley, husband and wife, are grantors and the State of Idaho, by and through the Idaho Transportation Board for Division of Highways, 3311 West State Street, Boise, Idaho, is grantee:

(2) That certain deed dated November 24, 1975, and recorded January 14, 1977, in the records of Ada County, Idaho, under Instrument Number 7701919, in which Norman O. Tague and Lucille D. Tague, husband and wife, are grantors and the State of Idaho, by and through the Idaho Transportation Board for Division of Highways, 3311 West State Street, Boise, Idaho, is grantee:

(3) That certain deed dated March 9, 1974, and recorded May 12, 1974, in the records of Ada County, Idaho, under Instrument Number 877374, in which Norman O. Tague and Lucille D. Tague, husband and wife, are grantors and Wayland H. Muffley and Margaret J. Muffley, husband and wife, Halfmoon Bay, British Columbia, Canada, are the grantees.

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 the Promissory Note dated 9/6/2023, FAILURE TO MAINTAIN PROPERTY TAXES AND FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED AND ACCRUING INTEREST, CHARGES, LATE FEES, FORBEARANCE FEES, RELEASE FEES, AND COSTS AS SET FORTH.

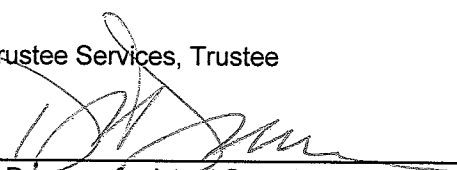
All delinquencies are now due, together with unpaid and accruing taxes, assessments, trustee's fees, attorney's fees, late fees, forbearance fees, costs and advances made to protect the security associated with this foreclosure. The principal balance is \$550,000.00, together with interest thereon at 12% from 9/6/2023 through 9/17/2024, then default interest rate of 17% commencing on 9/18/2024, per annum from 9/18/2024, until paid.

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

DATED: 1/16/2025

Pioneer Lender Trustee Services, Trustee

By


Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 1/16/2025 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

J ZABRISKIE
Signature of notary public
Commission Expires: 3/10/2027

