

**Instrument # 918884**

NEZ PERCE COUNTY, IDAHO  
01-15-2025 02:28:55 PM No. of Pages: 1  
Recorded for: PIONEER LENDER TRUSTEE SERVICE  
PATTY WEEKS Fee: \$10.00  
Ex-Officio Recorder Deputy Mykayla Flores  
Index to: NOTICE/DEFAULT (211)  
Electronically Recorded by Simplifile

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104103

**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 Ryan Barnett and Sharon K. Barnett, husband and wife, as Grantor, to TitleOne, Corp, as Trustee, in favor of Washington Trust Bank, as Beneficiary, dated 10/28/2022, recorded 11/2/2022, under Instrument No. 903956, records of Nez Perce County, ID, the beneficial interest in which is presently held by Washington Trust Bank Said Deed of Trust covers real property situated in said County, described as follows:

LOT 5, BLOCK 4, PHEASANT TRAIL ESTATES, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDS OF NEZ PERCE COUNTY, IDAHO.

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 10/28/2022, THE MONTHLY PAYMENT WHICH BECAME DUE ON 7/1/2024 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 \$539,597.34, together with interest thereon at variable rate at 6.125% as of 1/14/2025, per annum from 6/12/2024, until paid.

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

DATED:

Pioneer Lender Trustee Services, Trustee

By [Signature]  
Deborrah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 1-15-2025 by Deborrah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

[Signature]  
Signature of notary public  
Commission Expires: 08/15/2029  
Residing in: Boise, ID

