

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104104

2025-002251

RECORDED

01/22/2025 03:43 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 Ashley Y. Steve, an unmarried woman, as Grantor, to Empire Title and Escrow, as Trustee, in favor of Larry Asin, as to a 50% and Sharon Mastroianni, as to 50%, as Beneficiary, dated 1/22/2022, recorded 1/20/2022, under Instrument No. 2022-003628, records of Canyon County, ID, the beneficial interest in which is presently held by Larry Asin, as to a 50% and Sharon Mastroianni, as to 50%. Said Deed of Trust covers real property situated in said County, described as follows:

Lot 1 in Block 5, Creekside Subdivision Phase 1, according to the plat thereof, filed in Book 34 of Plats at Page(s) 44, records of Canyon 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 1/22/2022, THE MONTHLY PAYMENT WHICH BECAME DUE ON 12/1/2024 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 \$276,959.72, together with interest thereon at 8% per annum from 12/10/2024, 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.


Signature of notary public
Commission Expires: _____

Residing in: Boise, ID
Commission Expires: 08/15/2029

