

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104106

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 Paul Winward, as Grantor, to Thomas Schatzel, as Trustee, in favor of Gregory Schatzel, as Beneficiary, dated 10/1/2024, recorded 10/15/2024, under Instrument No. 2024-057834, records of Ada County, ID, the beneficial interest in which is presently held by Gregory Schatzel Said Deed of Trust covers real property situated in said County, described as follows:

Lot 5, Block 1, Jardine Acres, according to the plat thereof, filed in Book 64 of Plats at page(s) 6518-6519, records of Ada 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 10/1/2024, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE UPON GRANTOR'S INABILITY TO PROVIDE HAZARD INSURANCE, PAY PROPERTY TAXES, AND PAY SENIOR LIEN AS AGREED, TOGETHER WITH ACCRUED AND ACCRUING INTEREST, 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 \$447,882.35, together with interest thereon at 0% per annum from 10/1/2024, until paid.

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

DATED: 1/22/2025


Pioneer Lender Trustee Services, Trustee

By


Deborrah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 1/22/2025 by Deborrah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.


Signature of notary public
Commission Expires:

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

