

RECORDING REQUESTED BY

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WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104108

**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 Amended and Restated Deed of Trust executed by Julia Project Corp., as Grantor, to David A. Toy, Esq., as Trustee, in favor of Badger Crick Investments, LLC, as Beneficiary, dated as of 7/15/2024, recorded 9/27/2024, under Instrument No. 2024-054303, records of Ada County, Idaho, the beneficial interest in which is presently held by Badger Crick Investments, LLC. Said Amended and Restated Deed of Trust covers real property situated in said county, described as follows:

*A parcel located in the Southeast quarter of the Northeast quarter of Section 4, Township 3 North, Range 1 West more particularly as follows:*

*Commencing at the Southeast corner of the Southeast quarter of the Northeast quarter of said Section; thence Northerly a distance of 263 feet along the East boundary of said Southeast quarter of the Northeast quarter of said Section; thence Westerly a distance of 675 feet parallel to the North boundary line of said section; thence Southeasterly in a straight line to a point which is 243 feet West of the Southeast corner of the Southeast quarter of the Northeast quarter on the Southerly boundary line of said Southeast quarter of the Northeast quarter; thence Easterly 243 feet along said South boundary line of the Southeast quarter of the Northeast quarter to the POINT OF BEGINNING.*

Parcel No: 242 S1204141840

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 monthly payments when due under the Amended and Restated Promissory Note dated as of 7/15/2024.

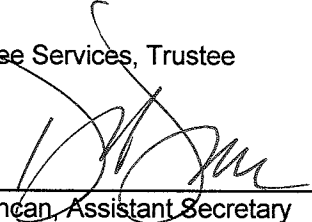
All principal, interest and late fees under the Amended and Restated Promissory Note dated as of 7/15/2024 are now due, together with unpaid and accruing taxes, assessments, trustee's fees, attorney's fees, costs and advances made to protect the security associated with this foreclosure. As of 12/16/24, the balance under Amended and Restated Promissory Note dated as of 7/15/2024 is **\$1,508,837.66** and interest thereon accrues at **23% per annum** together with a late payment fee of **\$150.00 per day**, in each case starting on 12/16/2024 and until all amounts are paid under the Amended and Restated Promissory Note dated as of 7/15/2024.

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

DATED: 1/28/2025

Pioneer Lender Trustee Services, Trustee

By

  
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 1/28/2025 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

Lori Stark  
Signature of notary public  
Commission Expires: 7-23-27

