

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104109

**2025-002722**

RECORDED

**01/27/2025 03:03 PM**

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=3 JWINSLOW \$16.00

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 Gardner Homes Idaho, an Idaho limited liability company, as Grantor, to Title One, as Trustee, in favor of Drake Investments LLC, an Idaho limited liability company, as Beneficiary, dated 12/23/2021, recorded 12/23/2021, under Instrument No. 2021-087260, records of Canyon County, ID, the beneficial interest in which is presently held by JLSP LLC Said Deed of Trust covers real property situated in said County, described as follows:

**Parcel I:**

A parcel of land being a portion of Government Lot 2 and a portion of the Southwest Quarter of the Northeast Quarter of Section 8, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Beginning at the Northwest corner of Government Lot 2 of said Section 8; thence South 00°11'40" East a distance of 1180.30 feet along the West boundary of said Government Lot 2; thence leaving said West line and along the South and Westerly line of that tract of land disclaimed by the State of Idaho in Instrument No. 2003.41780, records of Canyon County, the following courses and distances:

North 74°28'32" East, 412.73 feet; thence South 51°52'10" East, 362.79 feet; thence South 08°29'56" East, 24.45 feet to a point on the Southerly line of said Government Lot 2; thence along said Southerly line North 89°32'04" East a distance of 640.44 feet; thence along the Easterly line of said Government Lot 2, North 00°05'49" West a distance of 1325.65 feet to the Northeast corner of said Government Lot 2; thence along the Easterly line of the Southwest quarter of the Northeast quarter of said Section 8 North 00°07'05" West a distance of 935.91 feet; thence South 89°22'54" West a distance of 190.00 feet; thence North 00°07'05" West a distance of 315.13 feet to a point on the Southerly right of way line of said Highway Number 44 South 89°11'28" West a distance of 1146.78 feet to a point on the Westerly line of the Southwest quarter of the Northeast quarter of said Section 8; thence along the Westerly line of said South quarter of the Northeast quarter of said Section 8 South 00°28'41" East a distance of 1245.64 feet to the Point of Beginning.

**EXCEPTING THEREFROM:**

Part of the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 4 North, Range 2 West of the Boise Meridian, City of Middleton, Canyon County, Idaho, described as follows:

Commencing at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 4 North, Range 2 West of the Boise Meridian, city of Middleton, Canyon County, Idaho and running thence N00°35'41"E 417.14 feet along the West line of the Southwest 1/4 of the Northeast 1/4 of said Section to the Point of Beginning;

thence N00°35'41"E 828.40 feet along said West line to a point of the South right-of-way line of State Highway 44; thence S89°45'53"E 1070.59 feet along said South right of way line; thence S00°58'03"W 79.84 feet to a point of curve; thence Southwesterly 434.37 feet along said curve to the right (curve data: Radius=278.00', Delta=89°31'24", Chord Bearing and Distance= S45°43'45"W 391.51 feet); thence N89°30'32"W 220.47 feet to a point of curve; thence Southwesterly 299.65 feet along said curve to the left (Curve data; Radius= 343.00', Delta= 50°03'17", Chord Bearing and Distance= S65°27'49"W 290.21 feet); thence S 40°26'11"W 331.38 feet to a point of curve; thence Southwesterly 140.18 feet along said curve to the right (Curve data; Radius= 1000.00', Delta= 08°01'54", Chord Bearing and Distance= S44°27'08"W 140.07 feet) to the Point of Beginning.

ALSO EXCEPTING THEREFROM:

A parcel of land being a portion of the Southwest quarter of the Northeast quarter of Section 8, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

Commencing at the found brass cap monument at the North 1/16th corner common to Sections 8 and 9 in said Township and Range, from which the Center-North 1/16th corner of said Section 8 bears N 89°33'30" W a distance of 2668.32 feet; thence N 89°33'30" W along the sixteenth line for a distance of 1521.30 feet; thence S 00°56'16" W for a distance of 74.95 feet to a found 1/2 inch iron pin with a plastic cap labeled PLS 4477 on the southerly right-of-way of State Highway 44 and the POINT OF BEGINNING;

Thence S 00°56'16" W for a distance of 12.00 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463; Thence N 89°45'53" W for a distance of 418.53 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463; Thence N 85°57'02" W for a distance of 180.40 feet to a set 5/8th inch iron pin with a 2 inch aluminum cap stamped PLS 11463 on the southerly right-of-way of State Highway 44; Thence S 89°45'53" East along said right-of-way for a distance of 598.67 feet to the Point of Beginning.

Parcel II:

A parcel of land situated in the Southeast Quarter of Section 8, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the East quarter corner of said Section 8, marked by a brass cap, the Point of Beginning; thence along the East line of said Section 8 South 00° 00' 00" East 556.43 feet to a point marked by a 5/8 inch diameter steel pin; thence South 89° 26' 19" West 1,327.97 feet to a point marked by a 5/8 inch diameter steel pin; thence North 00° 05' 50" West 209.92 feet to a point marked by a 5/8 inch diameter steel pin; thence North 54° 35' 58" East 606.52 feet to a point on the mid-section line of said Section 8, marked by a 5/8 inch diameter steel pin; thence along said mid-section line North 89° 26' 19" East 833.92 feet to the POINT OF BEGINNING.

Excepting therefrom that portion deeded in Warranty Deed recorded August 27, 2020 as Instrument No. 2020-048683, more particularly described as follows:

Part of the Northeast quarter of the Southeast quarter Section 8, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho described as follows:

Beginning at a found Brass Cap marking the East quarter corner of Section 8, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and running thence South 01°02'25" West 160.97 feet along the East line of said section to a set 5/8 inch rebar with orange plastic cap labeled PLS 12220; thence North 85°35'51" West 288.66 feet to a set 5/8 inch rebar with orange plastic cap labeled PLS 12220; thence

North 01°02'25" East 141.38 feet to a set 5/8 inch rebar with orange plastic cap labeled PLS 12220; thence South 89°29'20" East 288.17 feet to the Point of Beginning.

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 12/23/2021, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, 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 \$1,000,000.00, together with interest thereon at 0% per annum from 12/23/2021, until paid.

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

DATED: 1/27/2025

Pioneer Lender Trustee Services, Trustee

By

  
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 1/27/2025 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

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

