

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104141

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 Jennifer Taylor, an unmarried woman and Donna Havens, a married woman as her sole and separate property, as Grantor, to Pioneer Title Company of Canyon County, as Trustee, in favor of Jean Martin as Trustee of the Jean Martin Family Trust, dated October 26, 2010, as Beneficiary, dated 6/20/2024, recorded 6/26/2024, under Instrument No. 2024-463706, records of Valley County, ID, the beneficial interest in which is presently held by Martin Family Revocable Trust as to 50% and The Ronald J. and Karen L. Martin Family Trust as to 50% Said Deed of Trust covers real property situated in said County, described as follows:

All that certain lot, piece or parcel of land, situate in Valley County, Idaho and shown as the South 12' of Lot 12 and all of Lots 13 and 14, Block 5, Townsite of Cascade, a plat of which is recorded in the office of the Recorder of Valley 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 6/20/2024, THE MONTHLY PAYMENT WHICH BECAME DUE ON 8/1/2024 AND ALL SUBSEQUENT MONTHLY PAYMENTS, PLUS LATE CHARGES AND OTHER COSTS AND FEES AS SET FORTH.

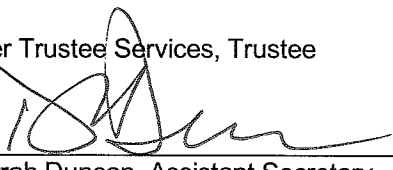
All delinquencies are now due, together with unpaid and accruing taxes, assessments, trustee's fees, attorney's fees, costs and advances made to protect the security associated with this foreclosure. The principal balance is \$206,037.70, together with interest thereon at 7.5% per annum from 8/30/2024, until paid.

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

DATED: 3/24/2025

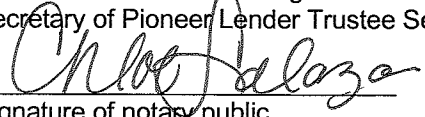
Pioneer Lender Trustee Services, Trustee

By


Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 3/24/2025 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.


Signature of notary public

Commission Expires:

CHLOE SALAZAR

Residing in: Nampa, ID

Commission Expires: 02/21/2031

CHLOE SALAZAR
COMMISSION #20250567
NOTARY PUBLIC
STATE OF IDAHO