

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104204

2025-016788

RECORDED

05/15/2025 04:42 PM

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=2 ABARDEN

\$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 Lowell Campen, an unmarried man, as Grantor, to Pioneer Title Company, as Trustee, in favor of Merlin G. Glanzman and Wendy L. Glanzman, as Beneficiary, dated 7/19/2021, recorded 7/21/2021, under Instrument No. 2021-051194, records of Canyon County, ID, the beneficial interest in which is presently held by Merlin G. Glanzman and Wendy L. Glanzman Said Deed of Trust covers real property situated in said County, described as follows:

A parcel of land in Block 50, Golden Gate Addition to Caldwell, Idaho, according to the plat of said addition filed December 21, 1907, Book 2 of Plats at Page 78, in the office of the County Recorder, Canyon County, Idaho, more particularly described to-wit:
Commencing at the Northerly corner of said Block 50 and running thence Southwesterly along the Northwesterly boundary line of said Block 50, a distance of 128 feet; thence running Southeasterly on a line parallel with the Northeasterly boundary line of said Block 50 a distance of 140 feet to the Initial Point of this description; thence continuing Southeasterly on a line parallel with the said Northeasterly boundary line a distance of 62.5 feet; thence Southwesterly on a line parallel with the said Northwesterly boundary line a distance of 128 feet; thence run Northwesterly on a line parallel with said Northeasterly boundary line a distance of 62.5 feet; thence running Northeasterly a distance of 128 feet parallel to the said Northwesterly boundary line to the Initial Point of this description.

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 7/19/2021, 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 \$66,888.09, together with interest thereon at 4.5% per annum from 3/17/2025, until paid.

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

DATED: 5/15/2025

Pioneer Lender Trustee Services, Trustee

By

Deborrah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 5/15/2025 by Deborrah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

Signature of notary public
Commission Expires:

Chloe Salazar

CHLOE SALAZAR
Residing in: Nampa, ID
Commission Expires: 02/21/2031

CHLOE SALAZAR
COMMISSION #20250567
NOTARY PUBLIC
STATE OF IDAHO