

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104218

**2025-019009**

RECORDED

**06/02/2025 04:14 PM**

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=2 JWINSLOW

\$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 The Kate Brown Family Trust, with Kate Lynn Brown Underwood as Trustee, u/t/a dated December 27, 2016, as Grantor, to Pioneer Title Company of Ada County, as Trustee, in favor of JLC Investment, Inc., as Beneficiary, dated 9/8/2023, recorded 9/11/2023, under Instrument No. 2023-029504, records of Canyon County, ID, the beneficial interest in which is presently held by JLC Investments, Inc. Said Deed of Trust covers real property situated in said County, described as follows:

Lot 17, Block 22, Windsor Creek No. 5 Subdivision, according to the plat thereof, filed in Book 48 of Plats at page(s) 41, records of Canyon 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 9/8/2023, THE MONTHLY PAYMENT WHICH BECAME DUE ON 8/8/2024 AND ALL SUBSEQUENT MONTHLY PAYMENTS, PLUS LATE CHARGES AND OTHER COSTS AND FEES AS SET FORTH.

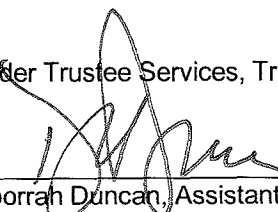
All delinquencies are now due, together with unpaid and accruing taxes, assessments, trustee's fees, attorney's fees, costs and advances made to protect the security associated with this foreclosure. The principal balance is \$25,652.79, together with interest thereon at 10% per annum from 8/29/2024, until paid.

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

DATED: 6/2/2025

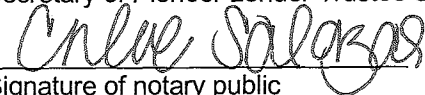
Pioneer Lender Trustee Services, Trustee

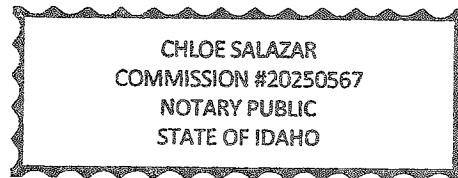
By

  
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 6/2/2025 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