

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104226

**2025-021982**  
RECORDED  
**06/25/2025 11:04 AM**  
RICK HOGABOAM  
CANYON COUNTY RECORDER  
Pg=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 Tera Beth Baumann, as Grantor, to Pioneer Title Company, as Trustee, in favor of Connie Sue Baumann, as Beneficiary, dated 9/12/2021, recorded 12/10/2021, under Instrument No. 2021-084254, records of Canyon County, ID, the beneficial interest in which is presently held by Connie Sue McDonald Said Deed of Trust covers real property situated in said County, described as follows:

A portion of Tract "C" of Melba, according to the plat thereof, filed in Book 4 of Plats at page(s) 22, records of Canyon County, Idaho, described as follows:  
Commencing at the Southeast corner of Tract "C" and bearing West 303 feet along the South boundary of the aforesaid Tract "C", thence North 435 feet along an extension of the East boundary of Carrie Rex Street of the Village of Melba to the REAL POINT OF BEGINNING; thence East 130 feet on a line 435 feet North and parallel to the South boundary of the aforesaid Tract "C", thence North 50 feet; thence West 130 feet to the intersection of an extension of the East boundary of the aforesaid Carrie Rex Street; thence South 50 feet along an extension of the East boundary of the aforesaid Carrie Rex Street to the REAL 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 9/12/2021, FAILURE TO PAY THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON ; PLUS LATE CHARGES, AND ADVANCES FOR DELINQUENT REAL ESTATE TAXES, HAZARD INSURANCE AND IRRIGATION ASSESSMENTS AS SET FORTH; AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND INTEREST, PLUS LATE CHARGES, DELINQUENT REAL ESTATE TAXES, DELINQUENT INSURANCE PREMIUMS, DELINQUENT ASSESSMENTS AND ALL FORECLOSURE COSTS AND FEES.

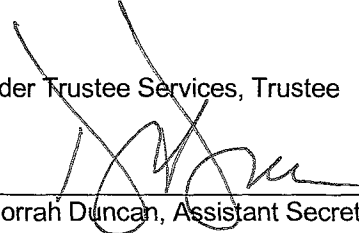
All delinquencies are now due, together with unpaid and accruing taxes, assessments, trustee's fees, attorney's fees, costs and advances made to protect the security associated with this foreclosure. The principal balance is \$138,600.71, together with interest thereon at 3% per annum from 3/11/2025, until paid.

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

DATED: 6/25/2025

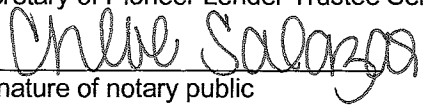
Pioneer Lender Trustee Services, Trustee

By

  
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 6-25-2025 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