

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104240

2025-026888

RECORDED

07/31/2025 01:28 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 Cynthia D. Rahn, a single woman, as Grantor, to Stewart Title Company, as Trustee, in favor of JLC Investments, Inc., an Idaho corporation, as Beneficiary, dated 12/4/2019, recorded 12/19/2019, under Instrument No. 2019-058987, records of Canyon County, ID, the beneficial interest in which is presently held by JLC Investments, Inc., an Idaho corporation. Said Deed of Trust covers real property situated in said County, described as follows:

The Southwesterly 60' of the Southeasterly 100' of Lot 19, Block 11, Nampa City Acres Addition #2, according to the official plat thereof filed in Book 2 of Plats at Page 34, 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 12/4/2019, FAILURE TO PAY THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON 2/5/2025; PLUS LATE CHARGES, AND ADVANCES FOR DELINQUENT REAL ESTATE TAXES AND HAZARD INSURANCE AS SET FORTH; AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND INTEREST, PLUS LATE CHARGES, DELINQUENT REAL ESTATE TAXES, DELINQUENT INSURANCE PREMIUMS 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 \$197,188.72, together with interest thereon at 7.5% per annum from 5/13/2025, until paid.

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

DATED: 7/29/2025

Pioneer Lender Trustee Services, Trustee

By


Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 7/29/2025 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

J. Zabriskie

Signature of notary public

Commission Expires: 3/10/2027

