

RECORDING REQUESTED BY

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WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104252

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## 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 Shauna J. Bass, an unmarried person, and Dustin A. Brumfield, an unmarried person, as joint tenants, as Grantor, to Pioneer Title Company, as Trustee, in favor of CSK, LLC, as Beneficiary, dated 5/20/2024, recorded 5/20/2024, under Instrument No. 286161, records of Boise County, ID, the beneficial interest in which is presently held by CSK, LLC. Said Deed of Trust covers real property situated in said County, described as follows:

Commencing at a brass cap marking the West 1/4 Corner of said Section 15, Corner Record Inst. No. 107453, thence along the southerly line of said NW 1/4 of Section 15, South 89°56'18" West 1318.77 feet to an aluminum cap marking the southwest corner of said SE 1/4 of the NW 1/4, (Center-West 1/16 Corner), Corner Record Inst. No. 279079, and the POINT OF BEGINNING:

Thence North 00°27'06" West 54.00 feet along the westerly line of said SE 1/4 of the NW 1/4 to an iron pin; Thence North 68°24'05" East 103.23 feet to an iron pin; Thence North 12°23'12" West 19.93 feet to an iron pin;

Thence along a non-tangent curve to the right 58.93 feet, curve having a radius of 49.72 feet, a central angle of 67° 54'52" and a long chord bearing North 73°19'26" East 55.54 feet to an iron pin;

Thence along a non-tangent line South 18°17'43" East 74.30 feet to an iron pin;

Thence South 44°57'44" East 49.50 feet to an iron pin on the northwesterly right-of-way line of the Crouch Spur, as shown on plans by the US Dept. of Commerce, Bureau of Public Roads, Route 24, Section A4, B;

Thence along a non-tangent curve to the right and said Crouch Spur right-of-way line 34.27 feet, curve having a radius of 1859.86 feet, a central angle of 01°03'21" and a long chord bearing South 49°19'49" West 34.27 feet to an iron pin on the southerly line of said SE 1/4 of the NW 1/4;

Thence North 89°50'36" West 176.80 feet along said southerly line of the SE 1/4 of the NW 1/4 to the 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

5/20/2024, THE MONTHLY PAYMENT WHICH BECAME DUE ON 6/17/2025 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 \$134,406.93, together with interest thereon at 6% per annum from 6/20/2025, until paid.

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

DATED: 9/10/2025

Pioneer Lender Trustee Services, Trustee

By

Deborrah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 9/10/2025 by Deborrah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

Signature of notary public  
Commission Expires:

ALISON FINDLING  
Residing in: Meridian, ID  
Commission Expires: 08/04/2027

