

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104266

Instrument # 774152

BINGHAM COUNTY, IDAHO
2025-09-22 11:22:01 AM No. of Pages: 2
Recorded for: PIONEER LENDER TRUSTEE SERVICE
PAMELA W. ECKHARDT Fee: \$13.00
Ex-Officio Recorder Deputy JPulley
Index To: NOTICE OF DEFAULT
Electronically Recorded by Simplifile

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 Rayce Ranstrom, an unmarried man and Shacquille Pugmire, an unmarried woman, as Grantor, to Pioneer Title Company, as Trustee, in favor of A&L Development, LLC, as Beneficiary, dated 3/26/2021, recorded 3/29/2021, under Instrument No. 730218, records of Bingham County, ID, the beneficial interest in which is presently held by A & L Development LLC Said Deed of Trust covers real property situated in said County, described as follows:

Part of the SW¼ Section 29 Township 2 South Range 35 East B.M. Bingham County, Idaho, described as:

Commencing at the Southwest corner of Section 29; thence N 00°19'43" E 2350.09 feet along the section line; thence S 89°40'17" E 30.00 feet to a point on the easterly right of way line of a county road and the point of beginning thence N 00°19'43" E 298.69 feet along said right of way line to a point on the North line of the SW¼; thence S 89°46'48" E 191.95 feet along said North line; thence S 00°19'43" W 299.05 feet; thence N 89°40'17" W 191.95 feet 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 3/26/2021, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED AND ACCRUING INTEREST, CHARGES, FEES AND COSTS 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 \$225,000.00, together with interest thereon at 8% per annum from 7/8/2024, until paid.

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

DATED: 9/18/2025

Pioneer Lender Trustee Services, Trustee

By

Deborrah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 9/18/2025 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

