

Instrument # 1054499
Bonner County, Sandpoint, Idaho
11/05/2025 11:14:17 AM No. of Pages: 2
Recorded for: PIONEER LENDER TRUSTEE SERVICES
Michael W. Rosedale Fee: \$13.00
Ex-Officio Recorder Deputy cbrannon
Index to: DEFAULT

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104294

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 Jesse Dale Thompson, an unmarried man and Brandy Tania Crowe, and unmarried woman, as Grantor, to Flying S Title and Escrow of Idaho, Inc., as Trustee, in favor of Christopher W. Schwisow, as Beneficiary, dated 11/4/2022, recorded 11/8/2022, under Instrument No. 1013933, records of Bonner County, ID, the beneficial interest in which is presently held by Pioneer Finance, LLC Said Deed of Trust covers real property situated in said County, described as follows:

The West half of the Northeast quarter of the Northeast quarter of the Southeast quarter of Section 21, Township 56 North, Range 3 West, Boise Meridian, Bonner 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 11/4/2022, FAILURE TO PAY THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON 10/27/2025; 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 \$144,835.62, together with interest thereon at 8% per annum from 5/8/2025, until paid.

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

DATED: 11/4/2025

Pioneer Lender Trustee Services, Trustee

By

Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 11/4/2025 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

J. Zabriskie

Signature of notary public

Commission Expires: 3/10/2027

Residing in Caldwell, ID

