

Ada County Recorder Trent Triple 2026-003785

Boise, Idaho Pgs= 2 astele 01/16/2026 04:42:32 PM

PIONEER LENDER TRUSTEE SERVICES \$13.00

Electronically Recorded

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

Pioneer Lender Trustee Services

8151 W. Rifleman Street

Boise, ID 83704

Trustee's Sale No: PLTS104312

2026-001754

RECORDED

01/16/2026 11:16 AM

JESS URRESTI

CANYON COUNTY RECORDER

Pgs=2 JGOLDMAN

\$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 Frontier Investments, LLC, as Grantor, to Title One Corporation of Ada County d/b/a Titleone Trustee Services, as Trustee, in favor of Lawrence Whitsell and Lyn Whitsell, as Beneficiary, dated 12/27/2021, recorded 12/28/2021, under Instrument No. 2021-181334, records of Ada County, ID, the beneficial interest in which is presently held by Lawrence Whitsell and Lyn Whitsell. Said Deed of Trust covers real property situated in said County, described as follows:

Lots 8, 9, 10, 11 and the West 15 feet of Lot 12 in Block 1 of Williams Addition to Meridian, according to the official plat thereof, filed in Book 3 of Plats at Page(s) 127, official records of Ada County, Idaho.

Except the entire North 50 feet thereof.

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 12/27/2021 AS MODIFIED ON APRIL 26, 2022, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE IF NOT EARLIER THAN ON JANUARY 15, 2026 BASED ON NOTICE GIVEN DECEMBER 16, 2025, 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 \$175,000.00, together with interest thereon at 12% per annum from 7/27/2025, until paid.

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

DATED: 01/16/2026

Pioneer Lender Trustee Services, Trustee

By _____

Deborrah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 01/16/2026 by Deborrah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

Chloe Knight

Signature of notary public

Commission Expires:

CHLOE KNIGHT

Residing in: Nampa, ID

Commission Expires: 02/21/2031

