

Instrument # 1058165
Bonner County, Sandpoint, Idaho
02/11/2026 11:21:11 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: PLTS104353

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 Lawrence D. Lynch, an unmarried man, as Grantor, to Pioneer Title Company of Kootenai County, as Trustee, in favor of Steven L. Parkes, as to an undivided 95% interest and Steven D. Huffaker, as to an undivided 5% interest, as Beneficiary, dated 1/3/2025, recorded 1/3/2025, under Instrument No. 1042298, records of Bonner County, ID, the beneficial interest in which is presently held by Steven L. Parkes, as to an undivided 95% interest and Steven D. Huffaker, as to an undivided 5% interest Said Deed of Trust covers real property situated in said County, described as follows:

Commencing at the East quarter corner of Section 14, Township 55 North, Range 2 East, Boise Meridian, Bonner County, Idaho;

thence North 700.3 feet to the West right of way line of the County Road;

thence North 36° 39' West, 1240.8 feet to the intersection of said West right of way line of the County Road and an existing fence. Said point being the Point of Beginning;

thence South 73° 32' West, along an existing fence to a point;

thence South 36° 39° East, 200 feet to a point;

thence North 73° 32' East, 200 feet to a point on the West right of way of said County Road;

thence North 36° 39' West, 200 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 1/3/2025, THE MONTHLY PAYMENT WHICH BECAME DUE ON 6/3/2025 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 \$29,000.00, together with interest thereon at 9% per annum from 5/3/2025, until paid.

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

DATED: 2/2/2026

Pioneer Lender Trustee Services, Trustee

By

Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 2/2/2020 by Deborah 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

