

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104364

2026-003248

RECORDED

01/29/2026 01:31 PM

JESS URRESTI

CANYON COUNTY RECORDER

Pgs=3 J WINSLOW \$16.00
TYPE: NOT INC SALE
PIONEER LENDER TRUSTEE SERVICES
ELECTRONICALLY RECORDED

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN that , is the current Trustee under the Deed of or Transfer in Trust executed by Steve Logan, as Grantor, to Pioneer Title Company, as Trustee, in favor of Artemio Solis (also known as Art Solis) and Teresa Solis, as Beneficiary, dated 1/1/2020, recorded 2/6/2020, under Instrument No. 2020-006892, records of Canyon County, ID, the beneficial interest in which is presently held by Steve Logan, an unmarried individual Said Deed of Trust covers real property situated in said County, described as follows:

A portion of Block 22 of The Golden Gate Subdivision, Book 3, Page 26 as shown on that certain Record of Survey recorded as Instrument Number 2019-028628 in the office of the Canyon County Recorders, located in a portion of the NE1/4 NE1/4 of Section 21, Township 4 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows: Commencing at a found Brass Capped General Land Office Monument marking the NE corner of said NE1/4, (Section Corner common to Sections 21, 22, 16 & 15), said corner bears along the Northerly Boundary Line of said NE1/4 NE1/4, N. 89°42'28" W., a distance of 1333.76 feet from a found 5/8 inch diameter iron pin stamped "PLS 1029" marking the NW corner of said NE1/4 NE1/4, (East 1/16 corner common to Sections 21 and 16); thence along the Easterly Boundary Line of said NE1/4 NE1/4, S. 00°31'00" W., a distance of 1321.60 feet to a found 1 inch diameter iron pipe marking the SE Corner of said NE1/4 NE1/4, (North 1/16 corner common to Sections 21 and 22); thence leaving said Easterly Boundary Line and along the Southerly Boundary Line of said NE1/4 NE1/4, N. 89°41'18" W., a distance of 742.65 feet to a point marking the Northeasterly right of way of the Oregon Short Line Railroad; thence leaving said Southerly Boundary Line and along said right of way, N. 46°14'10" W., a distance of 190.89 feet to a found 1/2 inch diameter iron pin without a cap marking Station 67+43.40 along the Northwesterly right of way of the Northwest Connector Survey as shown on the plans of Interstate 80N,

Project No. I-80N-(67) 27, said iron pin also being the POINT OF BEGINNING; thence along a Parallel Line 50.00 feet Northeasterly of the Centerline of the Oregon Short Line Railroad, N.

46°14'10" W., a distance of 247.48 feet, to a found 5/8 inch diameter iron pin stamped "PLS 5081";

thence leaving said Parallel Line, N. 05°52'22" E., a distance of 148.31 feet, to a found 5/8 inch diameter iron pin stamped "PLS 5081";

thence N. 55°21'10" E., a distance of 95.66 feet, to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

thence S. 34°38'50" E., a distance of 249.77 feet, to a point, said point bears S. 34°38'50" E. a distance of

10.00 feet from a set 5/8 inch diameter iron pin Witness Corner stamped "CLS PLS 7732" marking the right of way of said Northwest Connector Survey;

thence S. 19°41'27" W., a distance of 150.82 feet, to a found 1/2 inch diameter iron pin stamped "PLS 5081";

thence S. 13°52'34" W., a distance of 26.38 feet, to the Point of Beginning.

Together with:

20.00 feet Ingress/Egress Easement

Trustee's Sale Guarantee

Commencing at the Point of Beginning for Parcel A as described above, thence N. 34°38'50" W. a distance of

249.77 feet, to the Point of Beginning of said easement, monumented by a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

thence N. 55°21'10" E. a distance of 20.00 feet to a point;

thence S. 34°38'50" E. a distance of 200.00 feet to a point;

thence S. 55°21'10" W. a distance of 20.00 feet to a point;

thence N. 34°38'50" W. a distance of 200.00 feet to the Point of Beginning.

Subject To:

20.00 feet Ingress/Egress Easement

Commencing at the Point of Beginning for Parcel A as described above, thence N. 34°38'50" W. a distance of

249.77 feet, to the Point of Beginning of said easement, monumented by a 5/8 inch diameter iron pin stamped "CLS PLS 7732";

thence S. 55°21'10" W. a distance of 20.00 feet to a point;

thence S. 34°38'50" E. a distance of 200.00 feet to a point;

thence N. 55°21'10" E. a distance of 20.00 feet to a point;

thence N. 34°38'50" W. a distance of 200.00 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 1/1/2020, THE MONTHLY PAYMENT WHICH BECAME DUE ON 12/1/2024 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 \$205,880.31, together with interest thereon at 4% per annum from 12/26/2024, and default interest of 18% from 12/27/2024 until paid.

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

DATED: 1/29/2026

Pioneer Lender Trustee Services, Trustee

By _____

Deborrah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 1-29-2026 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

