

Instrument # 497157

RIGBY, JEFFERSON, IDAHO
02-24-2026 11:32:24 AM No. of Pages: 1
Recorded for: PIONEER LENDER TRUSTEE SERVICES
COLLEEN C POOLE Fee: \$10.00
Ex-Officio Recorder Deputy: MH
Index To: NOTICE OF DEFAULT
Electronically Recorded by Simplifile

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104387

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN that , is the current Trustee under the Deed of or Transfer in Trust executed by Alejandro G Rodriguez, as Grantor, to Pioneer Title Company of Bonneville County, LLC, as Trustee, in favor of Terrill Christensen, as Beneficiary, dated 8/25/2021, recorded 9/3/2021, under Instrument No. 466752, records of Jefferson County, ID, the beneficial interest in which is presently held by Terrill Christensen Said Deed of Trust covers real property situated in said County, described as follows:

The West 40' feet of Lot 11, Boulevard Addition to the City of Rigby, Jefferson County, Idaho, as shown on the plat recorded April 11, 1919, in Platt book 1, page 24.

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 8/25/2021, THE MONTHLY PAYMENT WHICH BECAME DUE ON 8/1/2024 AND ALL SUBSEQUENT MONTHLY PAYMENTS, PLUS LATE CHARGES AND OTHER COSTS AND FEES AS SET FORTH.

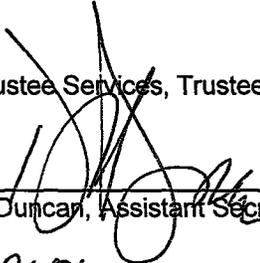
All delinquencies are now due, together with unpaid and accruing taxes, assessments, trustee's fees, attorney's fees, costs and advances made to protect the security associated with this foreclosure. The principal balance is \$98,442.59, together with interest thereon at 6.75% per annum from 1/15/2026, until paid.

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

DATED: 2/24/2026

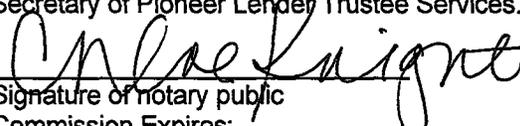
Pioneer Lender Trustee Services, Trustee

By

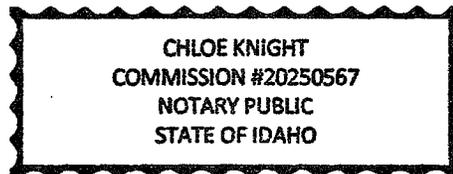

Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 2-24-2026 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.


Signature of notary public
Commission Expires:

CHLOE KNIGHT
Residing in: Nampa, ID
Commission Expires: 02/21/2031



ID_NOD