

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104386

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 Eleacin Morales Ponce, as Grantor, to Pioneer Title Company of Bonneville County, as Trustee, in favor of Terrill Christensen, as Beneficiary, dated 10/11/2021, recorded 10/13/2021, under Instrument No. 1702827, records of Bonneville 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:

Beginning at a point that is S0°6'W along Section line 954 feet more or less from the East Quarter Corner of Section 20, Township 2 North, Range 38 East, of the Boise Meridian, Bonneville County, Idaho to the South line of 12th Street; thence West 195 feet; thence S0°6' West parallel to the second Section line 115.92 feet to the Point of Beginning and running thence S0°6'W, parallel to the Section line 100 feet; thence N89°23'30"W 135 feet, more or less, to the East line of Terry Drive, a 50 foot street; thence N0°5'W along the East line of Terry Drive 100 feet to a point that is 114.56 feet South of the South line of 12th Street; thence S89°23'30"E 135 feet, more or less, to the Point of Beginning.

ALSO:

The Northerly 15 feet of the following described tract:

Beginning at a point that is S0°6'W along the Section line 954 feet, more or less, from the East Quarter Corner of Section 20, Township 2 North, Range 38, East of the Boise Meridian, Bonneville County, Idaho, to the South line of 12th Street; thence West 195 feet; thence S0°6'W 215.92 feet to the True Point of Beginning; thence S0° 6'W 140 feet; thence N89°23'30"W 135 feet, more or less, to the East line of Terry Drive; thence N0°05'W along the East line of Terry Drive 140 feet; thence S89°23'30"E 135 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 10/11/2021, THE MONTHLY PAYMENT WHICH BECAME DUE ON 12/12/2025 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 \$263,959.19, together with interest thereon at 6.15 per annum from 12/19/2025, until paid.

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

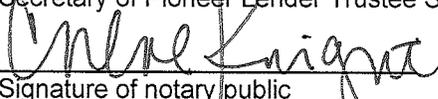
DATED: 2/24/2026

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

