

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104389

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 Richard L. Osborn Jr. a married man as his sole and separate property, as Grantor, to Pioneer Title Company of Ada County, as Trustee, in favor of The Wickstrom Family Trust dated September 10, 2021, as Beneficiary, dated 9/11/2025, recorded 9/12/2025, under Instrument No. 2025-059464, said document modified by Instrument recorded 9/16/2025, under Instrument No. 2025-060035, records of Ada County, ID, the beneficial interest in which is presently held by The Wickstrom Family Trust dated September 10, 2021 Said Deed of Trust covers real property situated in said County, described as follows:

Parcel 9A (NORTH LOT)

A tract of land being a portion of Lot 9, Block 1 of Stonebriar Subdivision, according to the plat thereof, filed in Book 83 of Plats at page(s) 9211-9219, records of Ada County, Idaho, within the SE 1/4 of the SE1/4 of Section 17 and the NE1/4 of the NE1/4 of Section 20, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho, more particularly described as follows:

Commencing at a found aluminum cap monument marking the Section corner common to Sections 16, 17, 20 and 21, from which a found aluminum cap monumenting the East 1/4 corner of said Section 20 bears S 00°32'11" W, a distance of 2653.62 feet;
Thence westerly along the section line between Section 17 and 20, N 89°04'41" W, a distance of 1,324.37 feet to a found aluminum monument marking the E 1/16th corner on the west boundary line of said Lot 9, the POINT OF BEGINNING;

Thence northerly along said boundary line and the west boundary of said SE1/4 of the SE1/4 N 00°33'39" E, a distance of 396.01 feet to a set steel pin monumenting the NW corner of said Lot 9;

Thence easterly along the north line of said Lot, S 89°46'56" E, a distance of 413.77 feet to the NE corner of said Lot from which a set steel pin witness corner bears N 89°46'56" W, a distance of 64.05 feet;

Thence southerly along the east line of said Lot, S 00°11'59" W, a distance of 642.05 feet to a point from which a set steel pin witness corner bears N 81°37'17" W, a distance of 76.15 feet;

Thence leaving said east line N 81°37'17" W, a distance of 421.77 feet to a set steel pin on said west boundary line of said Lot 9 and the west boundary of said NE1/4 of the NE1/4;

Thence northerly along said lines N 00°34'23" E, a distance of 186.18 feet to the POINT OF BEGINNING.

Parcel 9B (SOUTH LOT)

A tract of land being a portion of Lot 9, Block 1, Stonebriar Subdivision, according to the plat thereof, filed in Book 83 of Plats at page(s) 9211-9219, records of Ada County, Idaho, within the NE1/4 of the NE1/4 of Section 20, Township 4 North, Range | West, Boise Meridian, City of Star, Ada County, Idaho, more particularly described as follows:

Commencing at a found aluminum cap monument marking the Section corner common to Sections 16, 17, 20 and 21 from which a found aluminum cap monumenting the East 1/4 corner of said Section 20 bears S 00°32'11" W, a distance of 2653.62 feet: thence westerly along the section line between Section [7 and 20, N 89°04'41" W, a distance of 1324.37 feet to a found aluminum monument marking the E 1/16th corner on the west boundary line of said Lot 9; thence southerly along said boundary line and the west boundary line of said NE1/4 of the NE1/4, S 00°34'23" W, a distance of 186.18 feet to a set steel pin the POINT OF BEGINNING.

Thence leaving said lines, S 81°37'17" E, a distance of 421.77 feet to a point on the east boundary line of said Lot from which a set steel pin witness corner bears N 81°37'17" W, a distance of 76.15 feet;

Thence southerly along said east boundary line S 00°1 1'59" W, a distance of 414.33 feet to the SE corner of said Lot 9 from which a found steel pin witness corner bears N 89°20'58" W, a distance of 3.00 feet;

Thence westerly along the south boundary line of said Lot 9, N 89°20'58" W, a distance of 420.56 feet to a found steel pin monumenting the SW corner of said Lot 9;

Thence northerly along the west line of said Lot and said NE1/4 of the NE1/4, N 00°34'23" E, a distance of 471.04 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 9/11/2025, THE MONTHLY PAYMENT WHICH BECAME DUE ON 1/12/2026 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 \$834,000.00, together with interest thereon at 10% per annum from 12/12/2025, until paid.

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

DATED: 3/2/2026

Pioneer Lender Trustee Services, Trustee

By


Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 3/2/2026 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

J. Zaborski
Signature of notary public
Commission Expires: 3/10/2027

