

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104419

\* Rerecord to add modification

### NOTICE OF DEFAULT

**NOTICE IS HEREBY GIVEN** that , is the current Trustee under the Deed of or Transfer in Trust executed by Center Pointe Trust, Intermountain Turst Services, Inc., as Grantor, to Pioneer Title Company of Ada County, as Trustee, in favor of Orville L. Tarter Family Trust, as Beneficiary, dated 7/31/2008, recorded 7/31/2008, under Instrument No. 108087420 and re-recorded 9/9/2008 as Intrument No. 108101192, said document modified by Instrument recorded , under Instrument No. 2020-021048, records of Ada County, ID, the beneficial interest in which is presently held by Orville L. Tarter Family Trust Said Deed of Trust covers real property situated in said County, described as follows:

Lot 4 in Block 4 of J.M. anderson Home Plat, according to the plat thereof, file din Book 8 of Plats at Page 348, records of Ada County, Idaho.

EXCEPTING therefrom a portion conveyed to Ada County Highway District by Warranty Deed recorded May 5, 2005 as Instrument No. 105056650, records of Ada County, Idaho, particularly described as follows:

A parcel of land situate in the southeast quarter of Section 12, Township 3 North, Range 1 West, Boise Meridian, Meridian City, Ada County, Idaho, being the East five feet of Lot 4, Block 4 of J.M. Anderson Home Plat as recorded in Book 8 of Plats at Page 348 in the office of the Ada County Recorder, and being more particularly described as follows:

Commencing at the 1/4 corner on the Boise Meridian, common to Section 7, T3N R1E, and Section 12, T3N, R1W:

Thence South on the Meridian Line4, 364 feet;

Thence West, 30 feet to the southwest corner of Meridian St. and Idaho Ave.;

Thence south along the wester line of Meridian Street, 137 feet to the northeast corner of Lot 4, Block 4 of J.M. Anderson Home Plat, the POINT OF BEGINNING:

Thence continuing South along the westline of Meridian Street, 78 feet to the southeast corner of Lot 4;

Thence West along the south line of Lot 4, 5 feet;

Thence North parallel to the west line of Meridian Street, 78 feet to the north line of Lot 4;

Thence East along the north line of Lot 4, 5 feet to the POINT OF BEGINNING.

\* and further modified under Instrument No. 2024-039464

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## 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 Center Pointe Trust, Intermountain Turst Services, Inc., as Grantor, to Pioneer Title Company of Ada County, as Trustee, in favor of Orville L. Tarter Family Trust, as Beneficiary, dated 7/31/2008, recorded 7/31/2008, under Instrument No. 108087420 and re-recorded 9/9/2008 as Intrument No. 108101192, said document modified by Instrument recorded under Instrument No. 2020-021048, records of Ada County, ID, the beneficial interest in which is presently held by Orville L. Tarter Family Trust Said Deed of Trust covers real property situated in said County, described as follows:

Lot 4 in Block 4 of J.M. anderson Home Plat, according to the plat thereof, file din Book 8 of Plats at Page 348, records of Ada County, Idaho.

EXCEPTING therefrom a portion conveyed to Ada County Highway District by Warranty Deed recorded May 5, 2005 as Instrument No. 105056650, records of Ada County, Idaho, particularly described as follows:

A parcel of land situate in the southeast quarter of Section 12, Township 3 North, Range 1 West, Boise Meridian, Meridian City, Ada County, Idaho, being the East five feet of Lot 4, Block 4 of J.M. Anderson Home Plat as recorded in Book 8 of Plats at Page 348 in the office of the Ada County Recorder, and being more particularly described as follows:

Commencing at the 1/4 corner on the Boise Meridian, common to Section 7, T3N R1E, and Section 12, T3N, R1W:

Thence South on the Meridian Line4, 364 feet;

Thence West, 30 feet to the southwest corner of Meridian St. and Idaho Ave.;

Thence south along the wester line of Meridian Street, 137 feet to the northeast corner of Lot 4, Block 4 of J.M. Anderson Home Plat, the POINT OF BEGINNING:

Thence continuing South along the westline of Meridian Street, 78 feet to the southeast corner of Lot 4;

Thence West along the south line of Lot 4, 5 feet;

Thence North parallel to the west line of Meridian Street, 78 feet to the north line of Lot 4;

Thence East along the north line of Lot 4, 5 feet to the POINT OF BEGINNING.

*\* and further modified under Instrument No. 2024-039464*

ALSO EXCEPTING therefrom a portion conveyed to Ada County Highway District by Warranty Deed recorded June 15, 2012, as Instrument No. 112057891, records of Ada County, Idaho, particularly described as follows:

Parcel 37

Right-of-Way Take Description

A parcel being a portion of Lot 4 of Block 4 of J.M. Anderson Home Plat as shown in Book 8 of Plats of Page 348, records of Ada County, Idaho, and being located in the SE1/4 of Section 12, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the northeast corner of said the SE1/4, from which a brass cap monument marking the southeast corner of said SE1/4 bears S0°43'29"W a distance of 2652.62 feet;

Thence S0°43'29"W along the easterly boundary of said SE1/4 a distance 501.35 feet to a point;

Thence leaving said easterly boundary N89°22'58"W a distance of 35.00 feet to a point on the westerly right-of-way of Meridian Road and the POINT OF BEGINNING;

Thence along said westerly right-of-way S0°43'29"W distance of 78.06 feet to a point on the southerly boundary of said Lot 4;

Thence N89°22'25"W along said southerly boundary a distance of 13.85 feet to a point;

Thence leaving said southerly boundary N0°43'29"E distance of 78.06 feet to a point on the northerly boundary of said Lot 4;

Thence S89°22'58"E along said northerly boundary a distance 13.85 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 7/31/2008 and re-recorded 9/9/2008 as Instrument No. 108101192, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED AND ACCRUING INTEREST, CHARGES, FEES AND COSTS AS SET FORTH.

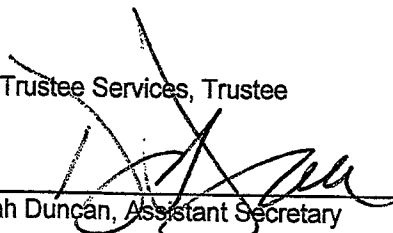
All delinquencies are now due, together with unpaid and accruing taxes, assessments, trustee's fees, attorney's fees, costs and advances made to protect the security associated with this foreclosure. The principal balance is \$139,456.77, together with interest thereon at 9% per annum from 1/27/2026, until paid.

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

DATED: 4/13/2026

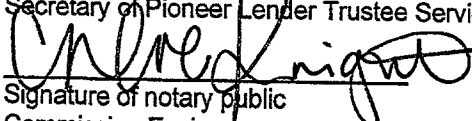
Pioneer Lender Trustee Services, Trustee

By

  
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 4-13-2026 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

