

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104425

2026-014177
RECORDED
04/14/2026 11:16 AM
JESS URRESTI
CANYON COUNTY RECORDER
Pgs=2 ABARDEN \$13.00
TYPE: NOT INC SALE
PIONEER LENDER TRUSTEE SERVICES
ELECTRONICALLY RECORDED

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 Tautala's, LLC, an Idaho limited liability company, as Grantor, to Pioneer Title Company of Canyon County, as Trustee, in favor of Ambrocio Cruz and Irma Cruz, as Beneficiary, dated 12/9/2025, recorded 2/7/2025, under Instrument No. 2025-004259, records of Canyon County, ID, the beneficial interest in which is presently held by Ambrocio Cruz and Irma Cruz. Said Deed of Trust covers real property situated in said County, described as follows:

BEGINNING at the Southerly corner of Block 39, GOLDEN GATE ADDITION TO CALDWELL, Canyon County, Idaho, according to the plat filed in Book 2 of Plats, Page(s) 78 (formerly shown as Book 5 of Plats, Page(s) 3), records of said County; and running thence Northwesterly on the Southwesterly boundary line of said Block 39 a distance of 117 feet; thence running Northeasterly on a line parallel with the Southeasterly boundary line of said Block 39 a distance of 148 feet; thence running Southeasterly On a line parallel with said Southwesterly boundary line a distance of 117 feet to a point in the Southeasterly boundary line of said Block 39; thence running Southwesterly on said boundary line a distance of 148 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM

BEGINNING at the Southerly corner of Block 39, GOLDEN GATE ADDITION TO CALDWELL, Canyon County, Idaho, according to the Plat filed in Book 2 of Plats, Page(s) 78 (formerly shown as Book 5 of Plats, Page(s) 3), records of said County; and running thence Northwesterly along the Southwesterly boundary line of said Block 39 a distance of 50 feet; thence running Northeasterly on a line parallel with the Southeasterly boundary line of said Block 39 a distance of 148 feet; thence running Southeasterly on a line parallel with the Southwesterly boundary line of said Block 39 a distance of 50 feet to a point in the Southeasterly boundary line of said Block 39; thence Southwesterly on said Southeasterly boundary line a distance of 148 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM

COMMENCING at the Southerly corner of Block 39, GOLDEN GATE ADDITION to Caldwell, Canyon County, Idaho, according to the Plat filed in Book 2 of Plats, Page(s) 78 (formerly shown as Book 5 of Plats, Page(s) 3), records of said County; and running thence Northwesterly along the Southwesterly boundary line of said Block 39 a distance of 117 feet; thence running Northeasterly on a line parallel with the Southeasterly

boundary line of said Block 39 a distance of 128 feet to the POINT OF BEGINNING; thence running Northeasterly a distance of 20 feet to a point; thence Southeasterly on a line parallel with said Southwesterly boundary line a distance of 30 feet to a point; thence Southwesterly on a line parallel with said Southeasterly boundary line a distance of 20 feet to a point; thence running Northwesterly on a line parallel with said Southwesterly boundary line a distance of 30 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 12/9/2025, 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 \$225,000.00, together with interest thereon at 6% per annum from 2/7/2025, until paid.

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

DATED: 4/14/2026

Pioneer Lender Trustee Services, Trustee

By  _____
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 4/14/2026 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.



Signature of notary public

Commission Expires:

ALISON FINDLING

Residing in: Meridian, ID

Commission Expires: 08/04/2027

