

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104449

**TWIN FALLS COUNTY**  
RECORDED FOR:  
PIONEER LENDER TRUSTEE SER  
01:28:17 PM 05-06-2026  
**2026006520**  
NO. PAGES 2 FEE: \$13.00  
KRISTINA GLASCOCK  
COUNTY CLERK  
DEPUTY: AP  
Electronically Recorded by Simplifile

## 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 3700 N 3000 E, LLC, a Delaware liability company, as Grantor, to Empire Title, as Trustee, in favor of Stock Boise, LLC, an Idaho limited liability company, as Beneficiary, dated 10/10/2023, recorded 10/10/2024, under Instrument No. 2024012719, records of Twin Falls County, ID, the beneficial interest in which is presently held by Stock Boise, LLC, an Idaho limited liability company Said Deed of Trust covers real property situated in said County, described as follows:

Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho Section 21: S1/2SE1/4SE1/4

LESS:

The East 30.00 feet of the S1/2SE1/4SE1/4 Section 21, Township 10 South, Range 17 East, Boise Meridian.

ALSO LESS:

A parcel of land located in the SE1/4SE1/4, Section 21, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho, being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 21; THENCE North 54.31 feet along the East boundary of Section 21; THENCE West parallel with the South boundary of Section 21, 30.00 feet to the REAL POINT OF BEGINNING; THENCE South 29.31 feet, parallel with the East boundary of Section 21; THENCE West 55.00 feet, parallel with the South boundary of Section 21; THENCE North 75°04'13" East, 30.36 feet, to a point 32.82 feet North of the South boundary of Section 21; THENCE North 50°03'43" East, 33.48 feet, more or less to the REAL 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 10/10/2023, 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 \$500,000.00, together with interest thereon at 15% per annum from 1/10/2026, until paid.

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

DATED: 5/6/2026

Pioneer Lender Trustee Services, Trustee

By

  
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 5/6/2026 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

