

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104459

2026-019721
RECORDED
05/20/2026 11:23 AM
JESS URRESTI
CANYON COUNTY RECORDER
Pgs=2 PBRIDGES \$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 Robert Steven Kenney, a married man, as Grantor, to Pioneer Title Company of Ada County, as Trustee, in favor of Janice Dike, as Beneficiary, dated 7/19/2023, recorded 7/21/2023, under Instrument No. 2023-023206, records of Canyon County, ID, the beneficial interest in which is presently held by Janice Dike Said Deed of Trust covers real property situated in said County, described as follows:

Lot 56, Block 65, Nampa Original Townsite, according to the plat thereof, filed in Book 1 of Plats at page(s) 13B, records of Canyon County, Idaho

AND

Fractional Lot 56, Block 65, Interstate Addition, according to the plat thereof, filed in Book 1 of Plats at page(s) 16, records of Canyon County, Idaho

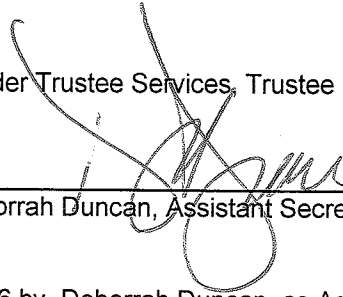
The Trustee hereby gives notice that a breach of the obligation for which such transfer is security has occurred, the nature of such breach is the failure to pay when due under the Deed of Trust Note dated 7/19/2023, THE MONTHLY PAYMENT WHICH BECAME DUE ON AND ALL SUBSEQUENT MONTHLY PAYMENTS, PLUS LATE CHARGES AND OTHER COSTS AND FEES AS SET FORTH. PRINCIPAL BALANCE BECOMES DUE AT MATURITY ON 8/10/2026, 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 \$100,000.00, together with interest thereon at 10% per annum from 7/24/2024, until paid.

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

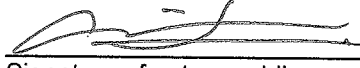
DATED: 5/20/2026

Pioneer Lender Trustee Services, Trustee

By 
Deborrah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 5/20/2026 by Deborrah 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

