

# LEGAL NOTICE

## NOTICE OF TRUSTEE'S SALE Trustee's Sale No. PLTS104459

**NOTICE IS HEREBY GIVEN** that, Pioneer Title Company of Ada County dba Pioneer Lender Trustee Services, the duly appointed Successor Trustee, will on 9/25/2026, at the hour of 11:00 AM, of said day, at Canyon County Courthouse, at the Front Entrance, 1115 Albany St., Caldwell, ID, sell at public auction to the highest bidder, for cash, in lawful money of the United States, all payable at the time of sale, the following described real and personal property (hereafter referred to collectively as the "Property"), situated in the County of Canyon, State of Idaho, to-wit;

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 has no knowledge of a more particular description of the above-referenced Property but, for purposes of compliance with Section 60-113 of Idaho Code, the Trustee has been informed that the address of 416 17th Ave. So., Nampa, ID 83651, is sometimes associated with said real property.

Said sale will be made without covenant or warranty regarding title, possession or encumbrances to satisfy the obligation secured by and pursuant to the power of sale conferred in the Deed of Trust executed by Robert Steven Kenney, a married man, as Grantor, to Pioneer Title Company of Ada County, as Trustee, for the benefit and security of Janice Dike, as Beneficiary, dated 7/19/2023, recorded 7/21/2023, under Instrument No. 2023-023206, Mortgage records of Canyon County, ID, the beneficial interest in which is presently held by Janice Dike.

THE ABOVE GRANTORS ARE NAMED TO COMPLY WITH SECTION 45-1506(4)(a), IDAHO CODE. NO REPRESENTATION IS MADE THAT THEY ARE, OR ARE NOT, PRESENTLY RESPONSIBLE FOR THIS OBLIGATION.

The default for which is sale is made 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.

Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the same.

DATED: May 20, 2026.

Pioneer Title Company of Ada County dba Pioneer Lender  
Trustee Services  
Trustee

By:/s/\_\_\_\_\_  
Deborrah Duncan  
Assistant Secretary  
Pioneer Lender Trustee Services  
8151 W. Rifleman Street  
Boise, ID 83704