

# LEGAL NOTICE

## NOTICE OF TRUSTEE'S SALE Trustee's Sale No. PLTS104502

**NOTICE IS HEREBY GIVEN** that, Pioneer Title Company of Ada County dba Pioneer Lender Trustee Services, the duly appointed Successor Trustee, will on 10/29/2026, at the hour of 1:00 PM, of said day, at Gem County Courthouse, 415 E. Main Street, Emmett, 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 Gem, State of Idaho, to-wit;

The S1/2 of Lot 4, in Section 30, Township 7 North, Range 1 West, Boise Meridian:  
EXCEPT: West Black Canyon Highway, described in Book 22 of Deeds at Pages 7 and 9, records of Gem 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 970 West Black Canyon Highway, Emmett, ID 83617, 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 Whiskey Business LLC, as Grantor, to Pioneer Title Company, as Trustee, for the benefit and security of Caleb and Anne Stott, as Beneficiary, dated 3/31/2025, recorded 3/31/2025, under Instrument No. 352977, Mortgage records of Gem County, ID, the beneficial interest in which is presently held by Caleb Stott and Anne Stott.

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 3/31/2025, 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 \$134,517.43, together with interest thereon at 5% per annum compounded monthly for the period beginning 4/22/2025 and ending 10/21/2025 AND at 12% per annum compounded monthly for the period beginning 10/22/2025 and ending 4/22/2026 AND at 15% per annum compounded monthly from 4/23/2025, 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: June 29, 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