

LEGAL NOTICE

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. PLTS104438

NOTICE IS HEREBY GIVEN that, Pioneer Title Company of Ada County dba Pioneer Lender Trustee Services, the duly appointed Successor Trustee, will on 9/4/2026, at the hour of 1:00 PM, of said day, at Ada County Courthouse, at the Front Entrance, 200 Front Street, Boise, 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 Ada, State of Idaho, to-wit:

The Northwesterly one-half of Lots 1 and 2, Block 5 of Randall Acres No. 5 Subdivision, as recorded in the office of the Ada County Recorder in Book 12 of Plats at page 725, more particularly described as follows:

Beginning at the most Westerly corner of Lot 1, Block 5 of said Randall Acres No. 5 Subdivision, which is the REAL POINT OF BEGINNING:

Thence N34°20'00"E, 200.00 feet along the Southwesterly boundary of said Lots 1 and 2 to the most Northerly corner of said Lot 2; Thence S55°40'00"E, 150.00 feet along the North-easterly boundary of said Lot 2 to a point; Thence S34°20'00"W, 200.00 feet along a line parallel to the Northwesterly boundary of said Lots 1 and 2 to the Southwesterly boundary of said Lot 1; Thence N55°40'00"W, 150.00 feet along the Southwesterly boundary of said Lot 1 to the REAL POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND:

A parcel of land situated on the Northwesterly side of Lot 1 in Block 5 of Randall Acres No. 5 Subdivision, according to the official plat thereof, filed in Book 12 of Plats at Page 725, in the Northeast quarter of the Northwest quarter of Section 31, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Beginning at the Westerly corner of Lot 1 in Block 5 of Randall Acres No. 5 Subdivision, Ada County, Idaho; thence South 55°40'00" East 140.00 feet along the Northeast side of Alworth Street to a point, the REAL POINT OF BEGINNING; thence continuing South 55°40'00" East 10.00 feet to a point; thence North 34°20'00" East 10.00 feet to a point; thence North 55°40'00" West 10.00 feet to a point; thence South 34°20'00" West 10.00 feet to a point, the REAL POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM:

A parcel of land for public right-of-way coincident with the Southeasterly right-of-way of East 52nd Street, said parcel being a portion of the Northeast Quarter of the Northwest Quarter (NE 1/4, NW 1/4) of Section 31, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho, said parcel also being a portion of Lots 1, 2 and 3, in Block 5 of Randall Acres Subdivision No. 5, according to the official plat thereof, filed in Book 12 of Plats at page 725, records of Ada County, Idaho, and more particularly described as follows:

Commencing at a found iron monument representing the centerline intersection of East 52nd Street and Remington Street; thence along the centerline of Remington Street, South 55°44'32" East, 25.00 feet, to a point; thence leaving said centerline, North 34°15'28" East, 25.00 feet, to a point at the intersection of the Northeasterly right-of-way line of Remington Street and the Southeasterly right-of-way of East 52nd Street, said point also being 128.92 feet left of Adams Street Project Centerline Station 36+41.43, and the POINT OF BEGINNING; thence along the Southeasterly right-of-way line of East 52nd Street, North 34°15'28" East, 32.00 feet; thence leaving said right-of-way line, South 13°05'08" West, 34.32 feet, to a point on the Northeasterly right-of-way line of Remington Street; thence along said right-of-way line, North 55°44'32" West, 12.40 feet, to the POINT OF BEGINNING.

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 401 East 52nd Street, Garden City, ID 83714, 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 Gravitas Real Estate Holdings LLC, a Wyoming limited liability company, as Grantor, to Pioneer Title Company, as Trustee, for the benefit and security of Stock Boise, LLC, an Idaho limited liability company, as to an undivided 82% interest and Ilbert Medicoff and Donna Medicoff as to an undivided 18% interest, as Beneficiary, dated 2/28/2022, recorded 3/1/2022, under Instrument No. 2022-0213404 and Modified on 10/28/2024 as Instrument No. 2024-060962, Mortgage records of Ada County, ID, the beneficial interest in which is presently held by Stock Boise, LLC an Idaho Limited Liability Company, as to an undivided 44% interest and Ilbert Medicoff and Donna Medicoff, Trustee's of the LAs Vegas Live IDS Trust as to an undivided 18% interest and Flash Investments, LLC, an Idaho Limited Liability Company, as to an undivided 38% Interest.

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 2/28/2022, 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 \$1,700,000.00, together with interest thereon at 12% per annum from 2/1/2026, 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: April 28, 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