

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

Pioneer Lender Trustee Services

8151 W. Rifleman Street
Boise, ID 83704

Trustee's Sale No: PLTS104438

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 Gravitas Real Estate Holdings LLC, a Wyoming limited liability company, as Grantor, to Pioneer Title Company, as Trustee, in favor of Stock Boise, LLC, an Idaho limited liability company, as to an undivided 82% interest and Ilbert Mednicoff and Donna Mednicoff 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, 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 Mednicoff and Donna Mednicoff, 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. Said Deed of Trust covers real property situated in said County, described as follows:

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 Northeasterly 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 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 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 13% on the original loan amount of \$550,000.00 and 12% on \$1,150,000.00 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.

DATED: 4/28/2026

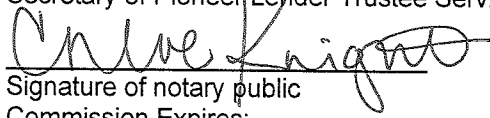
Pioneer Lender Trustee Services, Trustee

By


Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 4/28/2026 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

