

When Recorded Mail to:
Actium High Yield Loan Fund III LLC
Actium High Yield Loan Fund IV LLC
Actium High Yield Loan Fund V LLC
111 East Broadway, Suite 390
Salt Lake City, UT 84111

13452586
11/5/2020 2:48:00 PM \$40.00
Book - 11055 Pg - 1685-1686
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COHNE KINGHORN PC
BY: eCASH, DEPUTY - EF 2 P.

NOTICE OF DEFAULT

Joshua K. Peterman, a member of the Utah State Bar, whose address is 111 East Broadway, 11th Floor, Salt Lake City, Utah 84111, is Trustee under the Deed of Trust, executed by Michael J. Keate, Trustee of the Denise M. Keate Trust, dated November 1, 2018, as Trustor, in favor of Actium High Yield Loan Fund III LLC, Actium High Yield Loan Fund IV LLC, and Actium High Yield Loan Fund V LLC and their successors and assigns, collectively as Beneficiary ("the Trust Deed"). The Trust Deed was executed on the 8th day of January 2020, as Entry No. 13165954, in Book 10882 at Pages 8305-8313 in the Records of the County Recorder of Salt Lake County, Utah and which covers the following described real property situated in Salt Lake County, State of Utah:

Beginning at a point which is East 10 rods along the section line and South 89°59'36" East 33.55 feet and South 46°56'30" East 369.85 feet and South 81°23'30" East 132.89 feet and North 67°35'30" East 42.00 feet and South 10°10'18" East 505.48 feet and North 89°45'30" West 70.21 feet and South 00°07'53" West 215.00 feet from the Northwest Corner of Section 23, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence North 89°45'30" West 234.37 feet to the center line of Van Cott Road; thence South 15°14'30" West 75.35 feet along the center line of said road; thence South 42°13'40" East 227.42 feet; thence North 65°32'50" East 110.84 feet; thence North 00°07'53" East 194.23 feet to the point of beginning, also known as Lot 5 Van Cott Addition, an unrecorded subdivision.

Tax ID: 22-23-105-004

The Trust Deed secures certain obligations in favor of Actium High Yield Loan Fund III LLC, Actium High Yield Loan Fund IV LLC, and Actium High Yield Loan Fund V LLC, the current holder and Beneficiary including a note for the principal sum of \$610,000.00. A breach of, and default in, the obligations for which the Trust Deed is security has occurred in that payments have not been made when due and have not been made as of the date of this Notice of Default.

By reason of such default, Beneficiary under the Trust Deed has executed and delivered to the Trustee a written declaration of default and demand for sale. Trustee hereby elects to sell or cause the trust property to be sold to satisfy the obligations secured thereby.

The business hours of Trustee's office are 8:30 a.m. to 5:30 p.m., Monday through Friday, except holidays. His office can be reached at 801-363-4300.

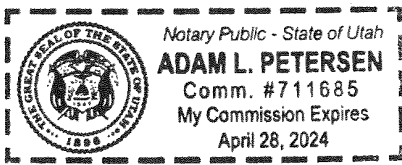
DATED this 5th day of November, 2020.



Joshua K. Peterman
Trustee

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the 5th day of November, 2020, personally appeared before me, Joshua K. Peterman, the signer of the foregoing Notice of Default, who duly acknowledged to me that he executed the same as Trustee.



Notary Public