

When Recorded Mail to:  
Justin D. Hatch  
JDHatch Legal Solutions, PLLC  
10388 S. Liffey Lane  
South Jordan, UT 84009

14216551 B: 11477 P: 9907 Total Pages: 2  
03/15/2024 11:12 AM By: vanguyen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: CAPSTONE TITLE AND ESCROW, INC.  
2115 SOUTH DALLIN STREETSALT LAKE CITY, UT 84109

## NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN:

Justin D. Hatch, a member of the Utah State Bar, whose address is 10388 S. Liffey Lane, South Jordan, UT 84009, is Trustee under the Trust Deed executed by **33 Holdings, LLC**, a Utah limited liability company, and **Blake Hansen**, individually whose address is 10929 Lake Island Dr South Jordan, UT 84009, as Borrowers and **Trustors**, to **Justin D. Hatch**, attorney at law, whose address is 10388 S. Liffey Lane, South Jordan, UT 84009, as **Trustee** (“Trustee”), **Home Solutions VIP, LLC**, a Utah limited liability company, whose address is 2063 East 3900 South, Salt Lake City, UT 84124 was named as **Beneficiary**, which Trust Deed was dated November 2, 2023 and filed for record on November 1, 2023, as Entry No. 14170427 Bk 11454 Pg 2615, in the Records of the County Recorder of Salt Lake County, Utah, which covers the following described real property situated in Salt Lake County, State of Utah, to-wit:

Lot 4, Southwood Manor Subdivision, according to the official plat thereof, recorded in the Office of the County Recorder, County of Salt Lake, State of Utah.

APN: 27-08-304-004

The Land described herein also known by the street address of 9971 Dunsinane Drive, South Jordan, UT 84009

The Trust Deed secures certain obligations in favor of Home Solutions VIP, LLC, the current holder and Beneficiary, including a Note for the original principal sum of \$665,550.00. A breach of, and default in, the obligations for which such Trust Deed is security has occurred in that the Note is currently 10 days delinquent.

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

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. Capstone Title and Escrow hereby expressly disclaims any responsibility or liability for the accuracy or the content hereof.

This Notice of Default is an attempt to collect a debt.  
Any information that is provided in response to this Notice may be used in furtherance of those debts.

