

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder  
08/22/2022 10:11:10 AM Fee \$40.00 By DENTONS  
DURHAM JONES PINEGAR SALT LAKE OFFICE

WHEN RECORDED MAIL TO:

Ian S. Davis  
Denton Durham Jones Pinegar  
111 South Main St., Ste 2400  
Salt Lake City, Utah 84111

Tax Parcel ID No: W-VIEW-1-4

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NOTICE OF DEFAULT

Notice is hereby given, pursuant to Utah Code Section 57-1-24(1), that a breach of an obligation for which the trust property was given as security has occurred under that certain Second Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing ("Deed of Trust") executed by Cascade IR LLC, a Delaware limited liability company as Trustor, in which Ian S. Davis is Trustee, and Wesley B. Palmer is Beneficiary, and which was filed for record June 6, 2022, as DOC ID 20220029722 official records of Washington County, Utah, has occurred.

The real property subject of the Deed of Trust (the "Property") is located in Washington County, Utah, is located at 283 N. Highland Parkway, Washington, Utah, and is more particularly described as follows:

Lot Four (4), VIEWS AT CORAL CANYON PHASE 1, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

The nature of the breach known at this time is non-payment of the entire balance of principal and interest secured by the Deed of Trust that was all due and payable on June 30, 2022, together with late charges, and any other payments or performance of any other obligation secured by the Deed of Trust that are now due or become due prior to payoff, including fees and costs.

The Trustee who is Ian S. Davis should be contacted for correction, clarification, or quotation of the amount needed for payoff.

The entire balance of the obligation which the Deed of Trust secures is due and payable, together with interest, late fees, costs, attorney fees, and advances for taxes and insurance, if any, subject to the provisions of Utah Code Section 57-1-31 (1953, as amended).

The Trustee hereby declares that he elects to sell all of such Property to satisfy the obligations secured thereby.

DATED: August 22, 2022.

TRUSTEE

*Ian S. Davis*

Ian S. Davis

STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me on August 22, 2022, by Ian S. Davis, Trustee.

*Carol S. Mackay*  
NOTARY PUBLIC



All correspondence and inquiries should be directed to:  
Ian S. Davis  
Denton Durham Jones Pinegar  
111 South Main St., Ste 2400  
Salt Lake City, Utah 84111  
(801) 415-3000  
Office hours: 8:00 am – 5:00 pm