

Notice of Default Page 1 of 1
Gary Christensen Washington County Recorder
10/24/2023 04:42:49 PM Fee \$40.00 By FREEMAN
LOVELL PLLC

WHEN RECORDED, RETURN TO:

Russell A. Nevers, Esq.
FREEMAN LOVELL, PLLC
4568 S Highland Drive, Suite 290
Salt Lake City, Utah 84117


NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN that on or about April 22, 2021, Bright Ideas REI, LLC, as Grantor, executed a Deed of Trust, Security Agreement, Assignment of Leases and Rents and Financing Statement (the "Deed of Trust") to secure the performance of a certain Promissory Note dated April 22, 2021, in the original amount of \$825,000.00, and any and all written amendments thereto (the "Promissory Note"). The Deed of Trust was filed for record on April 22, 2021, with recorder's Entry No. 20210028858, Washington County, Utah, and covers the following property:

- Legal Description:** All of Lot 300, The Hills at Santa Clara-Phase 3, on file and of record in the Office of the Washington County Recorder, State of Utah
- Property:** Lot 300, The Hills at Santa Clara, Santa Clara, Utah 84765
- Tax Parcel Nos.:** SC-HSA-3-300

The payment obligation set forth in the Promissory Note is in default because Grantor has failed to pay all amounts due thereunder. All delinquent payments, together with all unpaid taxes, insurance, and other obligations under the Promissory Note and the Deed of Trust are due. Under the provisions of the Promissory Note and the Deed of Trust, the unpaid principal balance is now due, together with accruing interest, late charges, costs, and Trustees' and attorneys' fees. The Beneficiary (and holder of the Promissory Note) has demanded and does hereby demand payment of all amounts due under the Promissory Note, as amended. No such payment has been tendered. Accordingly, the Trustee has elected to sell the property described in the Deed of Trust.

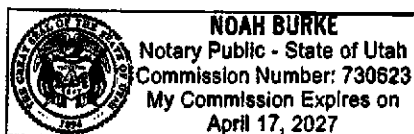
Dated this 23rd day of October 2023.



Russell A. Nevers, Esq.
Trustee

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

The foregoing Notice of Default and Election to Sell was executed and acknowledged before me this 23rd day of October 2023, by Russell A. Nevers, Esq., as Trustee.





Notary Public