

Notice of Default Page 1 of 2
Gary Christensen Washington County Recorder
03/08/2024 04:30:33 PM Fee \$40.00 By HALLIDAY,
WATKINS & MANN, P.C.

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT24155

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN by the law firm of Halliday, Watkins & Mann, P.C., Successor Trustee, that a default has occurred under a Trust Deed dated January 3, 2022, and executed by Akoya Pearl, L.L.C., as Trustor, in favor of KeyBank National Association as Beneficiary, in which KeyBank National Association was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on January 11, 2022, as Entry No. 20220002042, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

The following described tract of land in Washington County, Utah, to wit: Lot Sixty-Nine (69), "Desert Color Resort Phase 2B", according to the official plat thereof, on file and of record in the Washington County Recorder Office. TAX # SG-DCR-2B-69

Purportedly known as 707 West Akoya Pearl Street, Saint George, UT 84790 (the undersigned disclaims liability for any error in the address).

That the default which has occurred is the breach of obligations under the Trust Deed and Note which includes the failure of the Trustors and subsequent owners if any, to pay the monthly installments when due as set forth in the Note. Under the provisions of the Promissory Note and Trust Deed, the principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorneys' fees. There is also due all of the expenses and fees of these foreclosure proceedings.

The Successor Trustee declares all sums secured thereby immediately due and payable and elects to sell the property described in the Trust Deed. The default is subject to reinstatement in accordance with Utah law. All reinstatements, assumptions or payoffs must be in lawful money of the United States of America, or certified funds. Personal Checks will not be accepted.

2CE1B199-3FB1-4A43-8E72-FC5C01C26F48 -- 2024/03/08 13:29:15 -8:00 -- Remote Notary

