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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
10/11/2023 03:43:01 PM  
FEE: \$40.00 Pgs: 2  
DEP eCASH REC'D FOR: ARMSTRONG TEASDALE  
LLP - UTAH

**After Recording Mail To:**

Brennan H. Moss, Successor Trustee  
Armstrong Teasdale, LLP  
222 South Main Street, Ste. 1830  
Salt Lake City, Utah 84101

Parcel No: **01-460-1709**

Property Address: 928 South Pace Place, North Salt Lake, Utah 84054

**NOTICE OF DEFAULT AND ELECTION TO SELL**

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NOTICE IS HEREBY GIVEN:

That Brennan H. Moss, as Successor Trustee, gives Notice of Default under that certain Deed of Trust and Assignment of Leases and Rents executed by Emerald Development Company LLC, Trustor, and bearing the date of June 16, 2022 and recorded on June 17, 2022, as Instrument Number 3483245 in Book 8033, Page 223-233 of the Official Records in the County Recorder's office of Davis County, State of Utah, and more particularly described as follows:

Legal Description:


**Lot 1709, EAGLEPOINTE ESTATES PHASE 17, according to the official plat thereof as recorded in the office of the Davis County Recorder, State of Utah.**

**[End of legal description; for reference purposes only, Tax Parcel No. 01-460-1709]**

The Deed of Trust secures obligations to Beneficiary including that certain Promissory Note, dated June 16, 2022 in the original principal amount of \$1,300,00.00, plus interest (the "Note"). A default of the obligations under the Note has occurred, in that payments required by the Note have not been paid, plus all amounts which hereafter become due and payable, including any additional payments, interest, late fees, hazard insurance, property taxes, trustee's and attorneys' fees, and expenses (the "Obligations"). A full itemization of the Obligations may be obtained from Cottonwood Title Insurance Agency, Inc. at the above address.

By reason of such default, the Trustee does hereby declare all sums secured by the Deed of Trust immediately due and payable and elects to cause the Trust Property to be sold, pursuant to the Deed of Trust and the laws of the State of Utah, to satisfy the Obligations.

DATED This 11 day of October, 2023.

By:   
Brennan H. Moss  
Successor Trustee

State of Utah                    )  
  :SS  
County of Salt Lake            )

Subscribed and sworn to and acknowledged before me this 11 day of October, 2023, by  
Brennan Moss.

  
My Commission Expires: 1/4/2024

