

WHEN RECORDED RETURN TO:

Steven T. Waterman
Dorsey & Whitney, LLP
111 South Main Street, Suite 2100
Salt Lake City, Utah 84111

TPN: 18-027-0199 and 18-027-0201

NOTICE OF DEFAULT

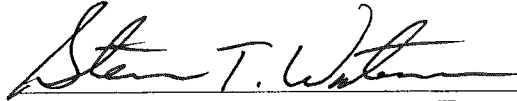
NOTICE IS HEREBY GIVEN, under that certain Deed of Trust, dated February 14, 2018, executed by NELSON BROTHERS UPTOWN, LLC, a Delaware limited liability company, as Trustor, in which CITIZENS COMMUNITY BANK, a Division of Glacier Bank, together with any legal holder of the Note, as Beneficiary, and FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, and filed for record on February 27, 2018, as Entry No. 18933:2018 (the "Deed of Trust") in the official records of the Utah County, Utah Recorder; as amended by that certain Assignment of Deed of Trust, dated June 27, 2024, CITIZENS COMMUNITY BANK, a Division of Glacier Bank, assigned, transferred and conveyed the Deed of Trust to RS OREM DEVELOPMENT, LLC, a Utah limited liability company, as Beneficiary, and filed for record on July 02, 2024, as Entry No. 43971:2024, in the official records of the Utah County, Utah Recorder affecting the real property, described on Exhibit A, attached hereto and made a part hereof.

A breach of the obligation for which the trust property was conveyed as security has occurred in that the obligor under that certain Promissory Note dated June 3, 2020, in the original principal amount of Six Hundred Seventy One Thousand, Six Hundred Twenty Four Dollars and 24/100 cents (\$671,624.24 (the "Note")) has failed to make the required principal payments and any accrued but unpaid interest and other charges as required by the Deed of Trust and Note. As of August 15, 2024, the amount due and owing under the Note is Six Hundred Eight Thousand Seven Hundred Twenty-Two Dollars and 13/100 (\$608,722.13). A successor trustee has been appointed, the successor trustee being Steven T. Waterman of Dorsey & Whitney LLP, a member of the Utah State Bar Association.

Beneficiary has elected, pursuant to the terms of said Deed of Trust and Note to declare the entire principal and interest obligations evidenced by the Note to be immediately due and payable and has directed the successor trustee to sell or cause to be sold said real property to satisfy the obligations secured by the Deed of Trust.

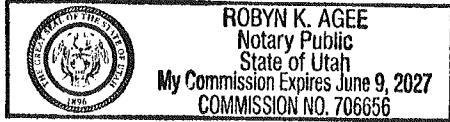
[Signatures on following page]


In witness thereof, Steven T. Waterman, as successor trustee, has caused this instrument to be executed this 11 day of November 2024.


Steven T. Waterman, Successor Trustee

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

The foregoing instrument was acknowledged before me this 11th day of November 2024, by Steven T. Waterman.




Notary Public

**EXHIBIT A
PROPERTY**

The following parcels of land located in Utah County, Utah:

Parcel 1:

Commencing at a point located South 00°29'39" East along the section line 146.02 feet and East 1507.32 feet from the West quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 19°28'45" East along a fence line 332.31 feet; thence South 89°07'28" West 100.05 feet; thence North 19°28'45" West along a fence line 331.10 feet; thence North 88°28'00" East 99.67 feet to the point of beginning.

Parcel 2:

A non-exclusive license for ingress and egress appurtenant to Parcel 1 as disclosed by that certain access license recorded March 13, 2015, as Entry No. 20539:2015 of Official Records.

Parcel 3:

Commencing at a point located South 00°29'39" East along the section line 146.02 feet and East 1507.32 feet from the West quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 88°28'00" East 101.52 feet; thence South 19°28'45" East along a fence line 333.54 feet; thence South 89°07'28" West 101.91 feet; thence North 19°28'45" West along a fence line 332.31 feet to the point of beginning.

Parcel 4:

A non-exclusive license for vehicular and pedestrian ingress and egress appurtenant to Parcel 3 as disclosed by that certain access license recorded March 13, 2015 as Entry No. 20540:2015 of Official Records.

Tax parcels: 18-027-0199 and 18-027-0201

Property address: 1391 and 1375 West 800 South, Orem UT 84058