

**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: **08-35-377-013**  
Property Address: 1011 West North Temple, Salt Lake City, Utah 84116

---

**NOTICE OF DEFAULT AND ELECTION TO SELL**

---

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 Lusso Apartments 2 LLC, a Utah limited liability company, Trustor, and bearing the date of June 16, 2022 and recorded on June 17, 2022, as Instrument Number 13971484 in Book 11349, Page 1759-1769 of the Official Records in the County Recorder's office of Salt Lake County, State of Utah, and more particularly described as follows.

Legal Description:

**Lots 7, 8 and 9, Block 2, BOTHWELL & MCCONAUGHY SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on June 2, 1903 as Entry No. 170131 in Book D at Page 94.**

**LESS AND EXCEPTING THEREFROM that portion conveyed to Utah Transit Authority, being more particularly described as follows:**

**A parcel of land in fee, being part of an entire tract of property, situate in Lot 9, Block 2, of the Bothwell and McConaughy Subdivision, a subdivision situate in the SE1/4SW1/4 of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian, incident to the construction of the "Airport Light Rail Transit Project", a Utah Transit Authority project, known as "ALRT", and described as follows:**

**Beginning at the Northeast corner of said Lot 9, which point is the intersection of the Southerly right of way line of North Temple Street and the Westerly right of way line of 1000 West Street; thence S.00°00'55"E. (Record South) 8.84 feet along said Westerly right of way; thence S.89°59'23"W. 136.50 feet; thence N.00°00'55"W. (Record North) 8.81 feet along the Westerly boundary line of said entire tract; thence N.89°58'38"E. (Record East) 136.50 feet along said Southerly right of way line and the Northerly boundary line of said entire tract to the point of beginning.**


**[End of legal description; for reference purposes only, Tax Parcel No. 08-35-377-013]**

The Deed of Trust secures obligations to Beneficiary including that certain Promissory Note, dated June 16, 2022 in the original principal amount of \$1,300,000.00, 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.

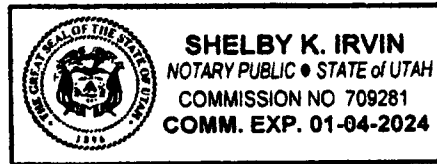
DATED This 11 day of October, 2023.

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