

WHEN RECORDED, MAIL TO:

Kyle Fielding
McDonald Fielding, PLLC
230 N 1680 E Suite W2
St. George UT 84790
kyle@mcdonaldfielding.com
(801) 792-2561
*Office Hours Monday-Friday,
9 a.m. to 5 p.m., by appointment only*

Parcel I.D. No(s). 16-30-327-007


NOTICE OF DEFAULT AND ELECTION TO SELL

KYLE FIELDING, an active member of the Utah State Bar (“Trustee”) hereby gives notice that a default has occurred under the following: a Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing dated July 14, 2022, executed by Social Clout Media LLC, an Idaho limited liability company, as Trustor, with Kyle Fielding, a Utah attorney as the Trustee, in favor of Diversified Income Strategy Fund, LLC, a California limited liability company, as Beneficiary, which was recorded on July 15, 2022, as Entry No. 13985868, in the Official Records of the Salt Lake County Recorder, as may be amended, modified, or assigned (the “Trust Deed”). The Trust Property is legally described in **Exhibit A** attached hereto and incorporated herein by this reference. Breach of an obligation(s) for which the Trust Property was conveyed as security has occurred in that Trustor has failed to pay amounts due and owing to the Beneficiary under a promissory note and/or loan agreement and amendments thereto, and Borrower has breached other conditions of the same loan documents. The underlying obligation secured by the Trust Deed has been accelerated and/or has reached maturity but remains unpaid. Therefore, pursuant to the demand and election of the current Beneficiary, the Trustee hereby elects to sell the Trust Property to satisfy the delinquent obligation referred to above, which includes interest, the unpaid principal and accrued interest thereon, appropriate fees, charges, expenses incurred by the Trustee, and attorney’s fees.

**This is an attempt to collect a debt. Any information obtained may be used for that purpose.
This communication is from a debt collector.**


SIGNATURE PAGE TO NOTICE OF DEFAULT AND ELECTION TO SELL:

DATED this November 29, 2023.



Kyle Fielding

In the State of Utah, County of Washington, the foregoing **Notice of Default and Election to Sell** was acknowledged before me this November 29, 2023, by Kyle Fielding.



Notary Public
[Seal]

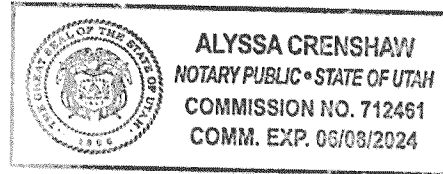


Exhibit A

That certain real property located in Salt Lake County, State of Utah, and particularly described as follows:

Beginning 112.7 feet North and 150 feet West from the Southeast corner of Lot 16, Block 32, Ten Acre Plat "A", Big Field Survey; and running thence West 50 feet; thence South 137.5 feet; thence East 05 feet; thence North 1375. feet to the point of beginning.

(Parcel Number: 16-30-327-007)