

After Recording Return To:
Eagle Gate Title Insurance Agency, Inc.
59 West University Parkway
Orem, UT 84058
File No. RIV-101691-CM
Parcel ID #: 27-22-177-015-0000
(See Above for County Recorder's Use)

14211634 B: 11475 P: 5356 Total Pages: 2
03/04/2024 12:29 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: EAGLE GATE TITLE INSURANCE AGENCY, INC.
59 W UNIVERSITY PKWY OREM, UT 84058

NOTICE OF DEFAULT AND ELECTION TO SELL

On or about December 12, 2023, APEX44 MANAGEMENT GROUP LLC, a Nevada Limited Liability Company as trustor(s), executed a trust deed to secure the performance by the trustor(s) of promissory note obligations in favor of SourceOne Financial, Inc. , as Beneficiary, and Union Title Insurance Agency, LLC , as original Trustee. The trust deed was recorded on December 14, 2023 , as Entry No. 14185759 in book 11461 at page 7661 in the office of the Salt Lake county recorder, Utah,

A 31.5% undivided beneficial interest and all proportionate rights accrued or to accrue under the above referenced Deed of Trust was assigned to Richard and Claudia Ambrose 2011 Family Trust by Assignment from SourceOne Financial, recorded December 21, 2023 as Entry No. 14187882, official records of Salt Lake County, Utah.

A 48.5% undivided beneficial interest and all proportionate rights accrued or to accrue under the above referenced Deed of Trust was assigned to Starr B, L.C. by Assignment from SourceOne Financial, recorded December 21, 2023 as Entry No. 14187883, official records of Salt Lake County, Utah.

Said documents and liens cover the following real property:

LOT 15, NELSON FARMS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE, STATE OF UTAH.

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

The payment obligation set forth in the promissory note as well as other contractual obligations are in default. All delinquent monthly payments, together with all unpaid taxes, insurance and other obligations under the promissory note and trust deed are due. Under the provisions of the promissory note and trust deed, the unpaid principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorney's fees. Accordingly, the trustee has elected to sell the property described in the trust deed.

DATED: March 4, 2024

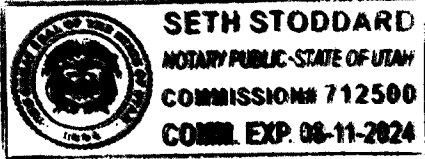
Eagle Gate Title Insurance Agency, Inc.



By: Chris Madison
Its: Vice President
59 West University Parkway
Orem, Utah 84058
Office Hours: 9:00 a.m. – 5:00 p.m.
801-901-3780

State of Utah)
) :ss
County of Salt Lake)

On the 4th day of March, 2024 personally appeared before me Chris Madison, signer of the within instrument, who duly acknowledged to me that he is the Vice President of Eagle Gate Title Insurance Agency, Inc., executed the same pursuant to its by-laws (or by a resolution of its Board of Directors).



A handwritten signature in black ink, appearing to be 'Seth Stoddard', written over a horizontal line.

Notary Public