

WHEN RECORDED, RETURN TO:

Troy J. Aramburu  
**SNELL & WILMER L.L.P.**  
15 West South Temple, Suite 1200  
Salt Lake City, UT 84101

**14238026 B: 11490 P: 1014 Total Pages: 3**  
**05/08/2024 02:45 PM By: EMehanovic Fees: \$40.00**  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: **SNELL & WILMER LLP**  
15 WEST SOUTH TEMPLE SALT LAKE CITY, UT 84101

## NOTICE OF TRUSTEE'S SALE

The following-described property will be sold at public auction to the highest bidder, payable in lawful money of the United States at the time of sale, at the East Main Entrance to the Third Judicial District – Salt Lake County Courthouse, 450 South State Street, Salt Lake City, Utah, on **Monday, June 10, 2024**, at the hour of **1:00 p.m.** on said day, for the purpose of foreclosing a Deed of Trust, Security Agreement and Fixture Filing with Assignment of Leases and Rents (as amended from time to time, the “Deed of Trust”) executed by **LUSSO APARTMENTS, LLC**, as Trustor, in favor of **BRMK LENDING, LLC**, as beneficiary, for which a Notice of Default was recorded on November 14, 2023, as Entry No. 14174653 in Book 11456 at Page 2146, and to which reference is hereby made, covering real property located in Salt Lake County, State of Utah, being more particularly described as follows:

### PARCEL 1:

A TRACT OF LAND BEING SITUATE IN BLOCK 56, PLAT C, SALT LAKE CITY SURVEY, HAVING A BASIS OF BEARINGS BEING NORTH 00°01'32" WEST BETWEEN THE MONUMENTS FOUND MARKING THE INTERSECTIONS OF LEARNED AVENUE AND SOUTH TEMPLE STREET ALONG 1000 WEST STREET, BEING COMPRISED OF LOTS 10 THROUGH 19, AND A PORTION OF THE ALLEYS CONTIGUOUS WITH ABOVE REFERENCED LOTS 10 THROUGH 19, BLOCK 2 AS SHOWN ON BOTHWELL AND MCCONAUGHY SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 19, BOTHWELL AND MCCONAUGHY SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT ALSO BEING NORTH 00°01'32" WEST ALONG THE CENTERLINE OF 1000 WEST STREET A DISTANCE OF 399.09 FEET TO THE STREET MONUMENT AT THE INTERSECTION OF 1000 WEST STREET AND LEARNED AVENUE AND NORTH 89°59'47" WEST ALONG THE CENTERLINE OF LEARNED AVENUE A DISTANCE OF 212.59 FEET AND NORTH 00°00'49" WEST 33.00 FEET FROM THE MONUMENT AT THE INTERSECTION OF 1000 WEST STREET AND SOUTH TEMPLE STREET, AND RUNNING THENCE NORTH 89°59'47" WEST 179.62 FEET; THENCE SOUTH 00°00'49" EAST 66.00 FEET; THENCE NORTH 89°59'47" WEST 2.00 FEET; THENCE NORTH 00°00'49" WEST 354.44 FEET; THENCE SOUTH 89°59'02" EAST 181.62 FEET; THENCE SOUTH 00°00'49" EAST 288.40 FEET TO THE POINT OF BEGINNING.

Parcel No. 08-35-377-017

Property address: 1025 West North Temple, Salt Lake City, Utah 84116

PARCEL 2:

A TRACT OF LAND BEING SITUATE IN BLOCK 56, PLAT C, SALT LAKE CITY SURVEY, HAVING A BASIS OF BEARINGS BEING NORTH 00°01'32" WEST BETWEEN THE MONUMENTS FOUND MARKING THE INTERSECTIONS OF LEARNED AVENUE AND SOUTH TEMPLE STREET ALONG 1000 WEST STREET, BEING COMPRISED OF LOTS 1-6, BLOCK 2, AS SHOWN ON BOTHWELL AND MCCONAUGHY SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BOTHWELL AND MCCONAUGHY SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT ALSO BEING NORTH 00°01'32" WEST ALONG THE CENTERLINE OF 1000 WEST STREET A DISTANCE OF 399.09 FEET TO THE STREET MONUMENT AT THE INTERSECTION OF 1000 WEST STREET AND LEARNED AVENUE AND NORTH 00°00'49" WEST ALONG THE CENTERLINE OF 1000 WEST A DISTANCE OF 33.00 FEET AND NORTH 89°59'47" WEST 64.00 FEET FROM THE MONUMENT AT THE INTERSECTION OF 1000 WEST STREET AND SOUTH TEMPLE STREET, AND RUNNING THENCE NORTH 89°59'47" WEST 136.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°00'49" WEST 198.13 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SAID SUBDIVISION; THENCE SOUTH 89°59'47" EAST 136.59 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 00°00'49" EAST 198.13 FEET TO THE POINT OF BEGINNING.

Parcel No. 08-35-377-019

Property address: 1010 West Learned Avenue, Salt Lake City, Utah 84116

Pursuant to *Utah Code Annotated* § 70A-9a-604, Beneficiary has elected to include in the non-judicial foreclosure of the property described in this Notice of Trustee's Sale all of the personal property and fixtures described in the Deed of Trust and in any other instruments in favor of Beneficiary. Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and this Notice of Trustee's Sale.

The current Beneficiary of the Deed of Trust is **BRMK Lending SPE I, LLC**, a Delaware limited liability company, and the record owner of the property as of the recording of the Notice of Default is Lusso Apartments, LLC, a Utah limited liability company.

Any interested purchasers of the above-described property are informed that the Successor Trustee will accept bids accompanied with deposits of cashier's checks at the time of sale.

Bidders (except the Beneficiary, which may credit bid) must tender to the Successor Trustee a \$20,000.00 deposit at or before the sale and the balance of the purchase price by 1:00 p.m. the next business day following the sale. The deposit must be in the form of a bank

cashier's check, bank official check, or U.S. Postal money order payable to "Troy J. Aramburu, Successor Trustee." The balance must be in the form of a wire transfer, bank cashier's check, bank official check (credit union official checks are not acceptable), or U.S. Postal money order payable to "Troy J. Aramburu, Successor Trustee". Cash payments are not acceptable. A Trustee's Deed will be delivered to the successful bidder within three (3) business days after receipt of the amount bid.

The Successor Trustee disclaims any responsibility for any error in the description of the physical address or legal description of the property. The sale is made without any warranty whatsoever, including but not limited to any warranty as to title, liens, possession, taxes, encumbrances, or condition of the property. The sale is subject to bankruptcy filing, payoff, reinstatement, or any other circumstances that would affect the validity of the sale. If any such circumstances exist, the sale shall be void, the successful bidder's funds shall be returned, and the Successor Trustee and current Beneficiary shall not be liable to the successful bidder for any damages.

This is an attempt to collect a debt. Any information obtained will be used for that purpose.

DATED: May 7, 2024.



Troy J. Aramburu, Successor Trustee  
15 West South Temple, Suite 1200  
Salt Lake City, UT/84101  
Telephone: (801) 257-1525  
Hours: 9:00 a.m. - 5:00 p.m. Monday-Friday

STATE OF UTAH     )  
                                  : ss.  
County of Salt Lake    )

On May 7, 2024, before me, Katie Poleshuk, a notary public, personally appeared TROY J. ARAMBURU, an individual, proved on the basis of satisfactory evidence to be the person whose name is subscribed in this document, and acknowledged he executed the same in the capacity indicated.



Notary Signature

