

RECORD & RETURN TO:
Brad D. Boyce
1771 S. Range Road
Saratoga Springs, UT 84045

14304351 B: 11527 P: 4675 Total Pages: 1
10/23/2024 04:34 PM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: GT TITLE SERVICES
File No.: 7552 1250 E. 200 S., SUITE 3DLEHI, UT 84043
Tax ID/Parcel No.: 27-25-176-008

NOTICE OF DEFAULT & ELECTION TO SELL

NOTICE IS HEREBY GIVEN that a default has occurred under the terms of the Promissory Note ("Note") and Trust Deed executed by New Horizon Pools, LLC, a Utah limited liability company, as Trustor, delivered to Tyler J. Turner, Esq., as Trustee, for the benefit of Sierra-West Capital, LLC, a Utah limited liability company, as Trustee of The 12075 S. Draper Ridge Dr. Loan Trust, u/a/d April 14, 2022, as Beneficiary, filed for record April 15, 2022, with Recorder's Entry No. 13933358, Salt Lake County, Utah, securing real property legally described as follows:

LOT 212, SUNSET AT DRAPER RIDGE PHASE 2 AMENDED, AMENDING AND EXTENDING LOTS 205-218 SUNSET AT DRAPER RIDGE PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER

The purported street address is 12075 S. Draper Ridge Drive, Draper, UT 84020 (The undersigned disclaims liability for any error in the address).

A breach of an obligation for which the real property was conveyed as security has occurred due to the Trustor's default in making required payments pursuant to the terms of the Note and Trust Deed. The loan maturity date has passed, and all sums owed under the Note and Trust Deed are due in full. As a result of this default, the Trustee invokes the Trust Deed's power of sale by commencing foreclosure pursuant to Utah law. If the Trustor's obligations to the Beneficiary under the Note, Trust Deed and applicable law are not fully satisfied within three months from the recording date of this Notice, the Trustee may elect to sell the real property at public auction to satisfy the defaulted obligations. Despite any possible payment arrangement agreed to by the Beneficiary hereafter, the Beneficiary does not necessarily intend to defer completion of the foreclosure beyond the earliest time legally allowed, unless the Beneficiary specifically agrees otherwise in writing. This is an attempt to foreclose a security instrument and any information provided or obtained may be used for that purpose.

Dated 10-23-24

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

PRO R.E.SOURCE, LLC, Trustee

Brad D. Boyce
By: Brad D. Boyce, Manager & Attorney
1771 S. Range Rd., Saratoga Springs, UT 84045
Phone: 801-244-1375; Hours: 9AM-5PM M-F

On October 23, 2024, Brad D. Boyce, signer of the within instrument, personally appeared before me and duly acknowledged to me that he executed the same as an authorized agent for PRO R.E.SOURCE, LLC, a Utah legal services entity.

Amber M.
NOVARY PUBLIC

