

AFTER RECORDING, MAIL TO:

Daniel C. Dansie
KIRTON MCCONKIE
50 E. South Temple, Suite 400
Salt Lake City, UT 84111

Loan No. B13436

NOTICE OF DEFAULT AND ELECTION TO SELL

(Salt Lake County Tax Parcel No. 22-11-251-001)

NOTICE IS HEREBY GIVEN that on or about August 19, 2024, **TKMS REAL ESTATE LLC**, as Trustor, whose address is 16157 S. Coupler Ln., Bluffdale, Utah, 84065, executed and delivered to **GT TITLE**, as original Trustee, for the benefit of **BOOMERANG FINANCE SUB-REIT, LLC**, a Delaware limited liability company, as original beneficiary, whose address is 2152 S. Vineyard #105, Mesa, Arizona 85210, a certain *Deed of Trust, Security Agreement, Fixture Filing, and Assignment of Leases and Rents* (“**Deed of Trust**”) to secure the performance of said Trustor of its obligations owed to Lender under a certain *Commercial Promissory Note* in the original principal amount of \$799,000.00 (“**Note**”). The Deed of Trust was recorded in the office of the Salt Lake County Recorder, on August 23, 2024, as Entry No. 14279636.

The Deed of Trust encumbers the real property located in Salt Lake County, Utah, with a street address of 4821 S. Fortuna Way, Millcreek, UT 84124, and is more fully described as follows (“**Property**”):

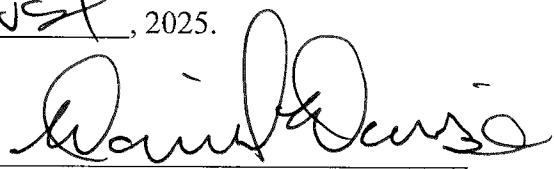
See Legal Description attached hereto as Exhibit A and incorporated herein by reference.

The beneficial interest under the Deed of Trust was assigned to **BFSR5, LLC**, whose address is 2152 S. Vineyard #105, Mesa, Arizona 85210 (“**Lender**”) pursuant to an *Assignment of Deed of Trust* dated September 10, 2024, and recorded in the office of the Salt Lake County Recorder on September 10, 2025, as Entry No. 14286343. Lender is presently the owner and holder of the beneficial interest under said Deed of Trust and the obligations secured thereby. **DANIEL C. DANSIE**, a member of the Utah State Bar, has been appointed as the Successor Trustee under the Deed of Trust pursuant to a *Substitution of Trustee* recorded in the office of the Salt Lake County Recorder on August 5, 2025, as Entry No. 14418508.

NOTICE IS HEREBY GIVEN that the obligations evidenced by the Note, the performance of which is secured by the Deed of Trust, are in default in that the Trustor has failed to pay the sums due and owing under the Note when due. Under the terms of the Note and the Deed of Trust, the entire unpaid principal balances of the Note, plus accrued interest, late charges, loan charges, costs, trustee’s fees, and attorneys’ fees, are hereby accelerated and now due and payable in full. Lender hereby demands payment of all sums necessary to cure said defaults.

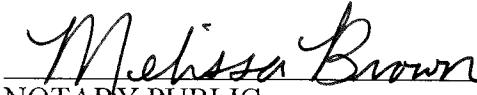
NOTICE IS HEREBY GIVEN that the undersigned Trustee has elected, pursuant to Utah Code § 57-1-19, *et seq.*, and instructions from Lender, to consider the Deed of Trust and the Note in default and to sell or cause to be sold the Property to satisfy said obligations after the time provided for in Utah Code § 57-1-24 has elapsed and further notice has been provided under Utah Code § 57-1-25. The undersigned Trustee shall also sell any personal property owned by Trustor which is covered by the security agreement contained within in the Deed of Trust in connection with the foreclosure sale of the Property.

DATED this 5th day of August, 2025.


DANIEL C. DANSIE
Successor Trustee

STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 5th day of August, 2025, by Daniel C. Dansie, the Successor Trustee.


NOTARY PUBLIC

SEAL

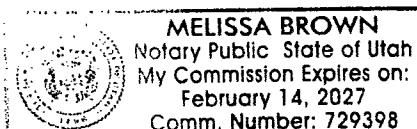


Exhibit A
(Legal Description)

Tax Parcel Number: 22-11-251-001

Property Description:

LOT 83, OAKCLIFF PARK NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.