

Notice of Default Page 1 of 1

Gary Christensen Washington County Recorder

11/07/2025 02:59:57 PM Fee \$40.00 By GT TITLE  
SERVICES

## RECORD &amp; RETURN TO:

Brad D. Boyce

1771 S. Range Road

Saratoga Springs, UT 84045

File No.: 7575

Tax ID/Parcel No.: SG-ERS-3-3

**NOTICE OF DEFAULT & ELECTION TO SELL**

NOTICE IS HEREBY GIVEN by the undersigned that a default has occurred under the terms of a Promissory Note in the original principal amount of \$3,200.00 (the "Note"), secured by a Trust Deed executed by Goldschmidt Holdings, LLC, a Utah limited liability company, as Trustor, for the benefit of Epic Home Mortgage, LLC, a Utah limited liability company, as Beneficiary, wherein Epic Home Mortgage, LLC, a Utah limited liability company was named as Trustee, recorded in Washington County, Utah, on October 2, 2024, with Recorder's Entry No. 20240031197 (the "Trust Deed"), securing real property described as follows:

ALL OF LOT THREE (3), EAST RIDGE SUBDIVISION - PHASE 3,  
ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE  
OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

The purported street address is 239 N. Crest Line Circle, St. George, UT 84790 (the "Property"). The undersigned disclaims liability for any error in the address.

A breach of an obligation for which the Property was conveyed as security has occurred due to the Trustor's default in making required payments pursuant to the terms of the Note. The loan maturity date has passed, and all sums owed under the Note and secured by the Trust Deed are due in full. As a result of this default, the Successor Trustee invokes the Trust Deed's power of sale by commencing and pursuing foreclosure pursuant to Utah Code Title 57, Chapter 1. The default may be cancelled by paying the outstanding indebtedness and curing any other breached obligations according to the provisions of the Note, Trust Deed, and Utah law. If Trustor does not satisfy all loan obligations within three months from the recording date of this Notice, the Successor Trustee may elect to sell the 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.

PRO R.E.SOURCE, LLC, Successor Trustee

Dated 11-7-25

STATE OF UTAH )

: ss.

COUNTY OF UTAH )

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 Nov 7, 2025, 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.

Daisy Wilson  
NOTARY PUBLIC

