

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT-20376

Ent 285945 Bk 575 Pg 679
Date: 26-Feb-2024 09:15:25AM
Fee: \$40.00 Filed By: CG
BRAYTON TALBOT, Recorder
GARFIELD COUNTY CORPORATION
For: HALLIDAY, WATKINS & MANN, P.C.

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN by the law firm of Halliday, Watkins & Mann, P.C., Successor Trustee, that a default has occurred under a Trust Deed dated August 4, 2021, and executed by HolmBrands, LLC, as Trustor, in favor of Equity Trust Company Custodian, FBO IRA 200210412 as Beneficiary, in which Southern Utah Title Company was named as Trustee. The Trust Deed was recorded in Garfield County, Utah, on August 5, 2021, as Entry No. 280844, in Book 551, at Page 550, of Official Records, all relating to and describing the real property situated in Garfield County, Utah, particularly described as follows:

Beginning at a point South 00°30'06" East along the Section Line 1026.65 feet from the East Quarter Corner of Section 2, Township 36 South, Range 4 West, Salt Lake Base and Meridian; thence South 89°59'10" East 820.45 feet; thence South 00°00'50" West 545.42 feet; thence North 89°59'10" West 492.69 feet; thence North 78°32'48" West 330 feet along the North lot line of the existing helipad; thence North 00°30'06" West 479.99 feet along the Section line to the point of beginning. Excepting therefrom all oil, gas and/or other minerals, in on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Together with 2 acre feet of water under water right no. 61-3237 on file in the office of the Utah State Water Engineer. TAX # 22-0077-0009

Purportedly known as not yet addressed, Bryce, UT 84764 (the undersigned disclaims liability for any error in the address).

That the default which has occurred is the breach of obligations under the Trust Deed and Note which includes the failure of the Trustor and subsequent owners if any, to pay the entire unpaid principal balance together with all accrued interest which became due in full on January 31, 2022. Under the provisions of the Promissory Note and Trust Deed, the principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorneys' fees. There is also due all of the expenses and fees of these foreclosure proceedings.

The Successor Trustee declares all sums secured thereby immediately due and payable and elects to sell the property described in the Trust Deed. The default is subject to reinstatement in accordance with Utah law. All reinstatements, assumptions or payoffs must be in lawful money of the United States of America, or certified funds. Personal Checks will not be accepted.

2024/02/26 09:15:25 AM 1183588374DFA8

Notice is also given that despite any possible reduced payment arrangement agreed to by the Beneficiary and/or the Beneficiary's agent, hereafter, the Beneficiary, and/or Beneficiary's agent, does not necessarily intend to instruct the Successor Trustee to defer giving the notice of sale and completing 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 obtained will be used for that purpose.

Dated: 02/23/2024

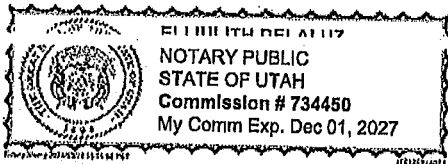
HALLIDAY, WATKINS & MANN, P.C.:

By: Hillary R. McCormack

Name: Hillary R. McCormack
Attorney and authorized agent of the law firm of
Halliday, Watkins & Mann, P.C., Successor Trustee
376 East 400 South, Suite 300, Salt Lake City, UT 84111
Telephone: 801-355-2886
Office Hours: Mon.-Fri., 8AM-5PM (MST)
File No. UT-20376

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

The foregoing instrument was acknowledged before me on 02/23/2024
by Hillary R. McCormack as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the
Successor Trustee.



[Signature]
Notary Public

Notarial act performed by audio-visual communication