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B RAHIMZADEGAN, WEBER CTY. RECORDER
10-JAN-25 300 PM FEE \$40.00 LC
REC FOR: BRETT N ANDERSON

BRETT N. ANDERSON (11809)
BLACKBURN & STOLL, LC
257 East 200 South, Suite 800
Salt Lake City, Utah 84111
Telephone: (801) 521-7900
Fax: (801) 521-7965
E-mail: bretta@blackburn-stoll.com



W3353951

Attorneys for Plaintiff, Barbara J. Krambule

IN THE SECOND DISTRICT COURT OF WEBER COUNTY

STATE OF UTAH

BARBARA J. KRAMBULE, individually and)
as Trustee of the BARBARA J. KRAMBULE) LIS PENDENS
REVOCABLE LIVING TRUST,) (3173 North 1050 West
Plaintiff,) Pleasant View, UT 84414)
v.)
REBOUND VENTURES LLC, a Georgia)
limited liability company, HALLIDAY,)
WATKINS & MANN, P.C., VELOCITY)
COMMERCIAL CAPITAL LOAN TRUST)
2023-RTL 1, KELLY MORTGAGE, INC.,)
KAREN MILLER, and DALE AYERS,)
Defendants.)

TO WHOM IT MAY CONCERN:

Please take notice that the above-captioned action is pending and affects the property and/or interests in property allegedly held by Defendants, Rebound Ventures, LLC and Velocity Commercial Capital Loan Trust 2023-RTL 1, including any real property, deeds, mortgages, deeds of trust, or other instruments on record that relate to either Defendant and or the real property commonly known as 3173 North 1050 West, Pleasant View, UT 84414, and more fully described as:

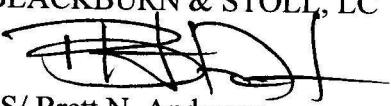
ALL OF LOT 45, ORCHARDS PHASE NO. 2 (THE), PLEASANT VIEW CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH.

TAX ID NO. 19-220-0002 ^{SW} th
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Among other things, as pertaining to the Defendants, at issue in the action is the alleged fraudulent, improper, and illegal transfer of title to the Property from Barbara J. Krambule to Rebound Ventures, LLC (Entry No. 3278435) and the subsequent Deed of Trust, Security Agreement and Assignment of Leases and Rents (the “Kelly Mortgage DOT”), executed by Rebound Ventures, LLC, in which T.D. Service Company was listed as the “Trustee” and Kelly Mortgage, Inc. was listed as the “Beneficiary,” and which was recorded on April 3, 2023 as Entry No. 3278436.

In the Complaint filed in the above-referenced action, the Plaintiff has requested that the Court enjoin Defendants from transferring, selling, conveying, or otherwise disposing of the real property identified above, to rescind the deed to Rebound Ventures, LLC, and to declare that the above-referenced deed of trust is void and/or unenforceable. The Plaintiff also requested the imposition of a constructive trust on the real property and any assets or funds obtained from the Kelly Mortgage DOT by Rebound Ventures, LLC and/or Nvest1 Holdings LLC. This Lis Pendens will remain until the Second District Court determines the rights of the parties relating to the assets and property.

DATED this 10th day of January, 2025.

BLACKBURN & STOLL, LC

/S/ Brett N. Anderson
Brett N. Anderson
Attorneys for Plaintiff

STATE OF UTAH)
:ss
COUNTY OF ~~DAVIS~~)
Weber

On this 10th Day of January, 2025, personally appeared before me, Brett N. Anderson, the signer of the foregoing instrument who duly acknowledged to me that he executed the same.

Savanah Duran
Notary Public

