

After Recording Return to:  
Kevin D. Jeffs  
Jeffs & Jeffs, P.C.,  
90 North 100 East  
P.O. Box 888  
Provo, Utah 84603

### NOTICE OF DEFAULT AND ELECTION TO SELL

Kevin D. Jeffs, as successor Trustee, hereby gives notice that a default has occurred under a Trust Deed Note secured by a Deed of Trust (hereafter the "Deed of Trust") both dated November 7, 2019, executed by Robert H. Schneck and BCBBZ, LLC as Trustors, with Dennis R. Graves and Linda L. Graves, as Beneficiaries, in which Michael K. Black, Esp., is named as Trustee, dated November 7, 2019, and filed for record on February 4, 2020, as Entry No. 14854:2020, in the records of the Utah County Recorder. Kevin D. Jeffs was named as successor trustee by Substitution of Trustee dated May 18, 2020 and recorded May 20, 2020, as Entry No. 68368:2020 in the records of the Utah County Recorder, State of Utah. The Deed of Trust describes real property situated in Utah County, State of Utah and more particularly described as follows:

Beginning at the Southeast corner of Block 53, Plat "A", Springville City Survey of Building Lots; thence North 121 feet; thence West 113.25 feet; thence South 121 feet; thence East 113.25 feet to the point of beginning.

Tax Serial No. 06-053-0003

Said property is located at approximately 211 N. Main St., Springville, Utah County, Utah. The Undersigned disclaims any liability for any error in the address.

The Trustee hereby declares that there has occurred the breach of an obligation for which the trust property was conveyed as security, to wit:

- a. the failure to pay the installments when due and the failure to pay the sum of \$34,500 due on November 25, 2019, together with the applicable late fee for failure to timely pay such payment as provided in the Trust Deed Note/Promissory Note

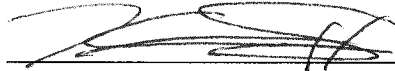
In addition, if not paid by their respective due dates there will be additional payments due, and additional late fees and accrued interest on any subsequent payments as well as costs, expenses and attorney's fees of this notice of default and any additional proceedings.

The Trustee declares the entire sum of the Promissory Note, together with the accrued interest, late fees, real estate taxes, attorney fees and costs all of which are secured by the First Deed of Trust, immediately due and payable and hereby accelerates the same. The Trustee declares that he elects to sell or cause to be sold the above described property to satisfy the obligations secured thereby.

obligations secured thereby.

THIS NOTICE OF DEFAULT IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

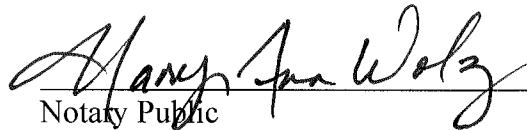
Dated this 26<sup>th</sup> day of May, 2020.



Kevin D. Jeffs, Successor Trustee  
90 North 100 East  
Provo, Utah 84601  
(801) 373-8848  
Office Hours: Weekdays 8:30 a.m to 5:30 p.m.

STATE OF UTAH    )  
                          )ss:  
COUNT OF UTAH )

On the 26<sup>th</sup> day of May, 2020, personally appeared before me Kevin D. Jeffs, who duly acknowledged to me that he executed the foregoing document.

  
Notary Public