

13519957  
1/4/2021 2:20:00 PM \$40.00  
Book - 11092 Pg - 6425  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
VIAL FOTHERINGHAM LLP  
BY: eCASH, DEPUTY - EF 1 P.

WHEN RECORDED, RETURN TO:  
VIAL FOTHERINGHAM, LLP  
310 East 4500 South, Suite 102  
Murray, UT 84107  
TELEPHONE (801) 355-9594

**NOTICE OF DEFAULT AND ELECTION TO SELL**

**WHEREAS**, Chris Johnson ("Owner") is the record owner of the following-described property located in a certain subdivision (the "Project") created by the Declaration of Condominium as amended and supplemented, recorded as Entry No. 8938264 in the Salt Lake County Recorder's Office (the "Declaration"). The property owned by Owner and encumbered by the Declaration is more particularly described as:

Legal Description: UNIT III-214, MILLCREEK HOLLOW CONDOMINIUMS. 8930-1217  
9230-7480

Property Address: 1134 East 3300 South, Apt 214, Salt Lake City, UT 84106


Parcel No.: 16294560760000

**WHEREAS**, under the Declaration, Owner was obligated to pay all assessments imposed upon, assessed or charged to Unit III-214, with all unpaid assessments constituting a lien on his interest in the Project pursuant to the Declaration.

**WHEREAS**, Owner has breached his assessment obligation required by the Declaration and reflected by the lien recorded on August 26, 2019 as Entry No. 13059705 by the association in the Salt Lake County Recorder's Office. All subsequently accruing interest, late fees, costs, trustee's fees, attorney's fees, and related costs of collection, as provided by the Declaration, shall continue to accrue and be secured by the lien created by the Declaration until paid in full.

**THEREFORE, NOTICE IS HEREBY GIVEN** that the undersigned Trustee has elected, pursuant to Utah Code Section 57-8-47 to sell or cause to be sold the above-described property.

DATED: 1/4/21

  
B. Scott Welker of  
Vial Fotheringham, LLP, Successor Trustee  
515 South 400 East, Suite 100  
Salt Lake City, UT 84111  
(801) 355-9594

STATE OF UTAH )  
  :SS  
Salt Lake County )

Subscribed and sworn to before me on this 4th day of January 2021

Notary Public for Utah: 

Certified Mail Article No.:  
7018 0680 0000  
3415 3176



After Recording Return To:  
Lundberg & Associates PC  
3269 South Main Street, Suite 100  
Salt Lake City, UT 84115  
(801) 263-3400

13520673  
1/4/2021 4:07:00 PM \$40.00  
Book - 11092 Pg - 9406-9407  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
LUNDBERG & ASSOCIATES, P.C.  
BY: eCASH, DEPUTY - EF 2 P.

Case No. 20.78587.1\MSW

(LAA)

Parcel ID #: 21-30-102-164

(Space above for County Recorder's use)

**NOTICE OF DEFAULT AND ELECTION TO SELL**

Mandee R. McCauley, as trustor, executed a trust deed dated December 11, 2017 to secure the performance of promissory note obligations. The trust deed was filed for record on December 12, 2017, with recorder's entry No. 12677797, in Book 10628 at Page 8460, Salt Lake County, Utah, and covers the following real property:

See Exhibit "A"

A breach of an obligation for which the trust property was conveyed as security has occurred. The monthly payment obligation set forth in the promissory note is in default. All delinquent monthly payments, together with all unpaid taxes, insurance and other obligations under the promissory note and trust deed, are due. Under the provisions of the promissory note and trust deed, the unpaid principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorneys' fees. Accordingly, the trustee has elected to sell the property described in the trust deed.

DATED: 1/4/2021

Lundberg & Associates, PC, Trustee

  
Printed Name: Brigham Lundberg

Authorized Officer

3269 South Main Street, Suite 100

Salt Lake City, UT 84115

Office Hours: 8:00 a.m. - 5:00 p.m.

(801) 263-3400

State of Utah )

: ss.

County of Salt Lake )

On this 4 day of January, 2021, before me, Liseth Diaz, a notary public, personally appeared Brigham Lundberg, an authorized officer of Lundberg & Associates, PC, trustee, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same.

  
Notary Public

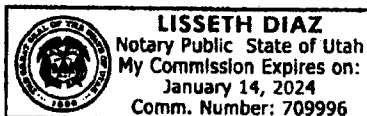


Exhibit "A"

Unit C, in Building 212, contained within the Brittany Condominiums Phase 12, a Utah Condominium Project, as the same is identified in the record of Survey Map recorded in Salt Lake County, Utah.

Together with (a) the undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) the exclusive right to use and enjoy each of the limited Common Areas which is appurtenant to said Unit, and (c) the non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration of Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

Case No. 20.78587.1\MSW  
Parcel ID #: 21-30-102-164

WHEN RECORDED, RETURN TO:  
MILLER HARRISON LLC  
5292 South College Dr. #304  
Murray, UT 84123  
(801) 692-0799

13522440  
1/5/2021 2:03:00 PM \$40.00  
Book - 11093 Pg - 6291  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
MILLER HARRISON LLC  
BY: eCASH, DEPUTY - EF 1 P.

### NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN THAT Park Place Owners Association, Inc., an association of unit owners (the "Association") on December 11, 2020, recorded in the offices of the Salt Lake County Recorder, as Entry No. 13495061, a Notice of Lien upon those certain lands and premises owned by **Megan Gutierrez**, located at 1793 W. Trafalga Way #B, Salt Lake City, UT 84116 lying in Salt Lake County, Utah and further described as follows:

Legal Description: **LOT 60, PARK PLACE TOWNHOMES P U D. 7096-2770 7212-2922 7514-0207 8951-8217 9227-7020 9236-7710 9264-6491 9675-1634 9675-1653 10128-6158**

Property Address: **1793 W. Trafalga Way #B, Salt Lake City, Utah 84116**

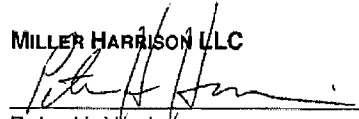
Parcel ID #: **08-27-131-060-0000**

A breach of the Owner's obligations has occurred, as provided in the Declaration of Covenants, Conditions and Restrictions of Park Place Townhomes, A Planned Unit Development as amended (the "Declaration") recorded on June 19, 1995 as Entry No. 6103525 in the Salt Lake County Recorder's Office which obligations are secured by the above-described property, and the Owner has defaulted and failed to make payment. The Association has elected, pursuant to the terms of the Declaration and other applicable law, to declare the Owner's entire amount of unpaid common area maintenance fees, interest, and late fees, attorney's fees, and costs of collection and foreclosure, in the present amount of **\$8,613.75** as of the date of this notice, to be immediately due and payable. The association further hereby gives notice that the above-described real property shall be sold to satisfy the aforesaid obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs of collection and further accruing common area maintenance fees and penalties.

In accordance with Utah Code Ann. §57-1-26(3)(b), a copy of this notice is being sent to the owner(s) of the above property. This notice reflects a debt against the property and is not an attempt to collect a debt from the owner(s), to the extent he/she/they have discharged personal liability through bankruptcy proceedings.

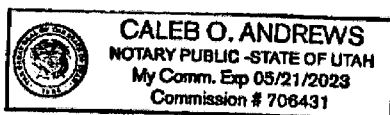
IN WITNESS HEREOF, Peter H. Harrison, as attorney for the Association, has caused his name to be hereto affixed this January 5, 2021.

MILLER HARRISON LLC

  
Peter H. Harrison  
As authorized agent for Park Place Owners  
Association, Inc.

) ss.  
COUNTY OF SALT LAKE )

On January 5, 2021, personally appeared before me Peter H. Harrison, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



  
Notary Public

This is an attempt to collect a debt and any information will be used for that purpose

Ent 13522440 BK 11093 PG 6291

13524788  
1/7/2021 8:20:00 AM \$40.00  
Book - 11094 Pg - 6603  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
MILLER HARRISON LLC  
BY: eCASH, DEPUTY - EF 1 P.

WHEN RECORDED, RETURN TO:  
MILLER HARRISON LLC  
5292 South College Dr. #304  
Murray, UT 84123  
(801) 692-0799

### NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN THAT Sienna Condominiums, Inc., an association of unit owners (the "Association") on September 25, 2020, recorded in the offices of the Salt Lake County Recorder, as Entry No. 13406036, a Notice of Lien upon those certain lands and premises owned by **Tatiana Podchinenova**, located at 1243 West Sienna Way, Taylorsville, Utah 84123 lying in Salt Lake County, Utah and further described as follows:

Legal Description: **UNIT 39, SIENNA PHASE 3 CONDO. 8308-4864 8323-3999 10236-6923**

Property Address: **1243 West Sienna Way, Taylorsville, Utah 84123**

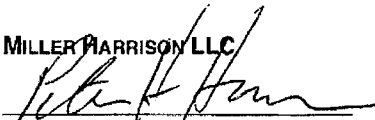
Parcel ID #: **21-02-353-041-0000**

A breach of the Owner's obligations has occurred, as provided in the Declaration of Condominium of Sienna Condominiums (the "Declaration"), recorded as Entry No. 7150901, on November 12, 1998 in the Salt Lake County Recorder's Office which obligations are secured by the above-described property, and the Owner has defaulted and failed to make payment. The Association has elected, pursuant to the terms of the Declaration and other applicable law, to declare the Owner's entire amount of unpaid common area maintenance fees, interest, and late fees, attorney's fees, and costs of collection and foreclosure, in the present amount of **\$3,090.40** as of the date of this notice, to be immediately due and payable. The association further hereby gives notice that the above-described real property shall be sold to satisfy the aforesaid obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs of collection and further accruing common area maintenance fees and penalties.

In accordance with Utah Code Ann. §57-1-26(3)(b), a copy of this notice is being sent to the owner(s) of the above property. This notice reflects a debt against the property and is not an attempt to collect a debt from the owner(s), to the extent he/she/they have discharged personal liability through bankruptcy proceedings.

IN WITNESS HEREOF, Peter H. Harrison, as attorney for the Association, has caused his name to be hereto affixed this January 5, 2021.

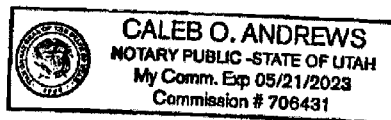
MILLER HARRISON LLC

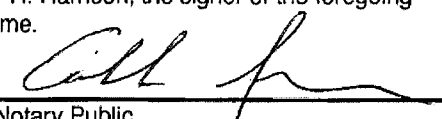
  
Peter H. Harrison

As authorized agent for Sienna Condominiums, Inc.

) ss.  
COUNTY OF SALT LAKE )

On January 5, 2021, personally appeared before me Peter H. Harrison, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



  
Notary Public

This is an attempt to collect a debt and any information will be used for that purpose

13531620  
1/12/2021 3:46:00 PM \$40.00  
Book - 11097 Pg - 8649-8650  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
SCALLEY & READING BATES HANSEN  
BY: eCASH, DEPUTY - EF 2 P.

**RECORDED ELECTRONICALLY FOR:**

Scalley Reading  
15 West South Temple, Suite 600  
Salt Lake City, Utah 84101  
Attn: W. Jeffery Fillmore

Parcel ID No.: 16-06-103-110-0000

**NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN of the default of that certain Deed of Trust (the "*Deed of Trust*") dated January 15, 2014 and executed by WILLIAM A. MURPHY, as Trustor, and granted and conveyed to WASHINGTON FEDERAL BANK, NATIONAL ASSOCIATION, as Beneficiary and Trustee. The Deed of Trust was recorded on January 17, 2014 as Entry No. 11791675 in Book 10206 at Pages 504-526 in the Official Records of the County Recorder of Salt Lake County, Utah. Scalley Reading Bates Hansen Rasmussen, P.C. has been appointed and substituted as Trustee of the Deed of Trust.

The property subject to the Deed of Trust is situated in Salt Lake County, Utah and is more particularly described as follows:

Unit No. 702 of THE BELVEDERE, a Condominium Project, according the Second Amended Record of Survey Map filed for record as Entry No. 3883375 in Book "83-12" of plats at Page 175, together with the appurtenant undivided ownership interest in the Common Areas and Facilities, all of which is defined and described in the Declaration of Covenants, Conditions, Restriction, and Bylaws for the Belvedere Condominium filed for record as Entry No. 3175940 in Book 4747 at Pages 1498 through 1535 and amended by amendment filed for record as Entry No. 3237344 in Book 4814 at Pages 791 through 830 and the amended Declaration filed for Record as Entry No. 3883376 in Book 5516 at Pages 1072 through 1077 of Official Records

Together with right-of-way for ingress and egress over the following described property:

Beginning at a point 131.5 feet North 165 feet East from the Southwest Corner of Lot 5, Block 74, Plat A, Salt Lake City Survey; and running thence South 105.5 feet; thence East 18 feet; thence Norther 105.5 feet thence West 18 feet to the point of beginning.

Together with all improvements, easements, appurtenances, and fixtures, and replacements and additions.

FURTHER NOTICE IS HEREBY GIVEN that a breach has occurred of the Note dated January 15, 2014 (the "*Note*"), the obligation for which the trust property was given as security. The Beneficiary has elected to have the Trustee sell or cause the trust property to be sold to satisfy the obligations secured by the Deed of Trust including appropriate fees, charges, and expenses incurred by the Trustee, advances, if any, under the terms of the Deed of Trust, interest thereon, and the unpaid principal and accrued interest of the Note secured by the Deed of Trust.

The breach of the Note is the failure of the Trustor to pay the Lender the monthly payments due on the Note of \$701.07 for each of the months of November 2019 through January 2020 and monthly payments on the Note of \$718.35 for each of the months of February 2020 through January 2021. The breach of the Note is also for the failure of the Trustor to pay accrued and accruing late charges and interest and monthly escrow payments. As provided by Utah law, this Notice of Default and Election to Sell may be cancelled and the existing default cured by payment to the Lender of all delinquent amounts due on the Note and the costs and fees of foreclosure. If the existing default is not cured the Note is deemed to be accelerated and the entire principal balance of \$101,894.74 together with accrued interest and all other amounts, costs and fees, including attorney's fees, due and owing on the Note is declared to be due and payable.

The purpose of this notice is to collect a debt and any information obtained may be used for that purpose.

DATED this 12<sup>th</sup> day of January, 2021.

TRUSTEE

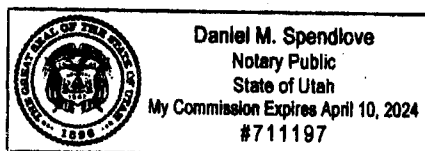
Scalley Reading Bates Hansen & Rasmussen, P.C.

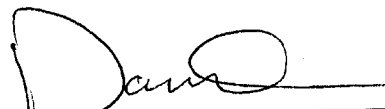
By:   
W. JEFFERY FILLMORE

Attorney and authorized agent of the law firm Scalley Reading Bates Hansen & Rasmussen P.C.  
15 West South Temple, Suite 600  
Salt Lake City, UT 84101  
(801) 428-0115  
Office Hours 8:30 a.m. to 5:00 p.m.  
[jfillmore@scalleyreading.net](mailto:jfillmore@scalleyreading.net)

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

The foregoing NOTICE OF DEFAULT AND ELECTION TO SELL was acknowledged before me this 12<sup>th</sup> day of January, 2021 by W. JEFFERY FILLMORE on behalf of the P.C. as attorney and authorized agent.



  
NOTARY PUBLIC

WHEN RECORDED, RETURN TO:  
MILLER HARRISON LLC  
5292 So. College Drive, #304  
Murray, UT 84123  
(801) 692-0799

13533270  
1/13/2021 4:19:00 PM \$40.00  
Book - 11098 Pg - 8810  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
MILLER HARRISON LLC  
BY: eCASH, DEPUTY - EF 1 P.

### NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN THAT Ivy Park PUD Property Owners Association, an association of unit owners (the "Association") on September 28, 2018, recorded in the offices of the Salt Lake County Recorder, as Entry No. 12858595 an Amended Homeowners Association Notice of Lien upon those certain lands and premises owned by **Rithikorn R. Phasakda**, located at 3218 S Ivy Park Drive, West Valley City, UT 84119, lying in Salt Lake County, Utah and further described as follows:

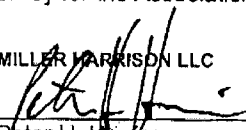
Legal Description: **LOT 4, IVY PARK PUD.**  
Property Address: **3218 S Ivy Park Drive, West Valley City, UT 84119**  
Parcel ID #: **51-29-429-016**

A breach of the Owner's obligations has occurred, as provided in the Declaration of Covenants, Conditions, Restrictions for the Ivy Park PUD Property Owners Association, as amended (the "Declaration"), which obligations are secured by the above-described property, and the Owner has defaulted and failed to make payment. The Association has elected, pursuant to the terms of the Declaration and other applicable law, to declare the Owner's entire amount of unpaid common area maintenance fees, interest, and late fees, attorney's fees, and costs of collection and foreclosure, in the present amount of \$6,254.92 as of the date of this notice, to be immediately due and payable. The association further hereby gives notice that the above-described real property shall be sold to satisfy the aforesaid obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs of collection and further accruing common area maintenance fees and penalties.

In accordance with Utah Code Ann. §57-1-26(3)(b), a copy of this notice is being sent to the owner(s) of the above property. This notice reflects a debt against the property and is not an attempt to collect a debt from the owner(s), to the extent he/she/they have discharged personal liability through bankruptcy proceedings.


IN WITNESS HEREOF, Peter H. Harrison, as attorney for the Association, has caused his name to be hereto affixed this 1/13/2021.

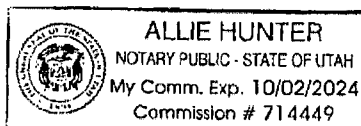
MILLER HARRISON LLC

  
Peter H. Harrison  
As authorized agent for Ivy Park PUD Property  
Owners Association

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

On 1/13/2021, personally appeared before me Peter H. Harrison, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

  
Notary Public



Ent 13533270 BK 11098 PG 8810

This is an attempt to collect a debt and any information will be used for that purpose



WHEN RECORDED, RETURN TO:  
MILLER HARRISON LLC  
5292 S. College Dr. #304  
Murray, UT 84123  
(801) 692-0799

13533271  
1/13/2021 4:20:00 PM \$40.00  
Book - 11098 Pg - 8811  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
MILLER HARRISON LLC  
BY: eCASH, DEPUTY - EF 1 P.

**NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN THAT Anthem 1 Homeowners Association, an association of unit owners (the "Association") on October 9, 2018, recorded in the offices of the Salt Lake County Recorder, as Entry No. 12773229, an Amended Homeowners Association Notice of Lien upon those certain lands and premises owned by **Marcie Dubois and Dennis Dubois**, located at 5407 West Clouds Rest Lane, Herriman, UT 84096, lying in Salt Lake County, Utah and further described as follows:

Legal Description: **UNIT T-123, BLDG 4, YOSEMITE PARK LOFTS PHASE 1 SUB.**  
Property Address: **5407 West Clouds Rest Lane, Herriman, UT 84096**  
Parcel ID #: **26-25-103-023**

A breach of the Owner's obligations has occurred, as provided in the Declaration of Covenants, Conditions, and Restrictions for Anthem 1 Homeowners Association, as may have been amended (the "Declaration"), which obligations are secured by the above-described property, and the Owner has defaulted and failed to make payment. The Association has elected, pursuant to the terms of the Declaration and other applicable law, to declare the Owner's entire amount of unpaid common area maintenance fees, interest, and late fees, attorney's fees, and costs of collection and foreclosure, in the present amount of \$7,889.12 as of the date of this notice, to be immediately due and payable. The association further herby gives notice that the above-described real property shall be sold to satisfy the aforestated obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs of collection and further accruing common area maintenance fees and penalties.

In accordance with Utah Code Ann. §57-1-26(3)(b), a copy of this notice is being sent to the owner(s) of the above property. This notice reflects a debt against the property and is not an attempt to collect a debt from the owner(s), to the extent he/she/the have discharged personal liability through bankruptcy proceedings.

IN WITNESS HEREOF, Peter H. Harrison, as attorney for the Association, has caused his name to be hereto affixed this 1/13/2021.

MILLER HARRISON LLC

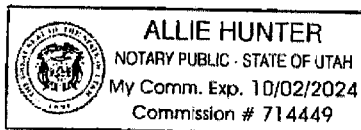
*Peter H. Harrison*  
Peter H. Harrison

As authorized agent for Anthem 1 Homeowners Association

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

On 1/13/2021, personally appeared before me Peter H. Harrison, the signer o the foregoing instrument, who duly acknowledged to me that he executed the same.

*AH*  
Notary Public



Ent 13533271 BK 11098 PG 8811

This is an attempt to collect a debt and any information will be used for that purpose

After Recording Mail To:  
Western Mortgage Services  
Po Box 1387  
Bountiful, UT 84011

13533639  
1/14/2021 11:41:00 AM \$40.00  
Book - 11099 Pg - 918  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
WESTERN MORTGAGE SERVICES  
BY: eCASH, DEPUTY - EF 1 P.

## Notice of Default and Election to Sell

Notice is hereby given by Edwin B. Parry, Attorney at Law, as Trustee, P. O. Box 816 Bountiful, UT 84011, that a default has occurred under that certain Trust Deed dated May 21, 2018, executed by Jaime Brown, the Trustor, in favor of Western Mortgage Services Corporation as Beneficiary, in which Edwin B. Parry, attorney-at-law was named Trustee, the Trust Deed having been recorded in the office of the County Recorder of Salt Lake State of Utah, on May 23, 2018, as Entry No. 12776944 in Book 10676 Page 9608 of Official Records, all relating to and describing the real property situated in the County of Salt Lake, State of Utah, particularly described as follows:

**LEGAL DESCRIPTION:** LOT 3, MOELLER SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, STATE OF UTAH.

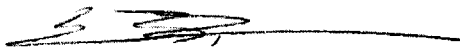
**Tax ID #** 22-23-380-019

**Property Address:** 3085 East Fort Union Blvd., Cottonwood Heights, Utah 84121

Said Trust Deed secures certain obligations under a Note secured by a Deed of Trust, of even date, in the original principal amount of \$20,000.00, interest at the rate of 14.00% per annum. The present holder of the beneficial interest under the Deed of Trust and the obligations secured thereby (or the attorney in fact/agent of the present holder) is Roger Beardshall. The promissory note obligation is in default. This note is due for August 2020 – January 2021, in the amount of \$236.97 per month together with any late fees and charges, unpaid taxes, insurance and other obligations under the Promissory note and Trust Deed and any arrear on prior liens, mortgages and trust deed loans. Under the provisions of the Promissory Note and Trust Deed, the principal balance of \$20,000.00 is accelerated and now due, together with the accruing interest, late charges, costs and Trustee's and Attorney's fees.

That by reason of such default, the present beneficiary under said Trust Deed has delivered to said Trustee a written notice of default and election for sale, and has deposited with said Trustee such Trust Deed and all documents evidencing the obligations secured thereby and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby. The default is subject to reinstatement in accordance with the Statutes of the State of Utah.

Dated this 13<sup>th</sup> day of January, 2021  
Edwin B. Parry, Attorney at Law



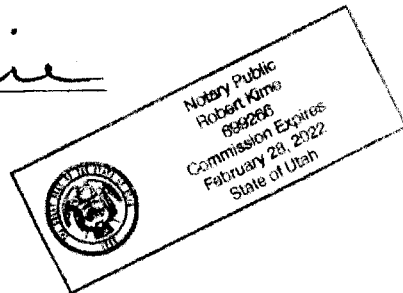
Edwin B. Parry, Attorney at Law, Trustee  
P. O. Box 1387, Bountiful, UT 84011

State of Utah            }  
                                  : SS.  
County of Salt Lake    }

On this 13<sup>th</sup> day of January, 2021 personally appeared before me Edwin B. Parry, Attorney at Law, of Salt Lake County, Trustee, who being duly sworn did acknowledge before me that he is the Successor Trustee and the signer of the foregoing Notice of Default.

My Commission Expires:  
Seal:

  
\_\_\_\_\_  
Notary Public



After Recording Return To:  
Lundberg & Associates PC  
3269 South Main Street, Suite 100  
Salt Lake City, UT 84115  
(801) 263-3400

13533864  
1/14/2021 1:48:00 PM \$40.00  
Book - 11099 Pg - 2046-2047  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
LUNDBERG & ASSOCIATES, P.C.  
BY: eCASH, DEPUTY - EF 2 P.

Case No. 21.78665.1\BP  
rm

Parcel ID #: 14-36-283-004 (Space above for County Recorder's use)

**NOTICE OF DEFAULT AND ELECTION TO SELL**

Patrick T. Crosby and Kimberly J. Crosby, as trustors, executed a trust deed dated May 5, 2005 to secure the performance of promissory note obligations. The trust deed was filed for record on May 10, 2005, with recorder's entry No. 9372432, in Book 9128 at Page 8852, Salt Lake County, Utah, and covers the following real property:

See Exhibit "A"

A breach of an obligation for which the trust property was conveyed as security has occurred. The monthly payment obligation set forth in the promissory note is in default. All delinquent monthly payments, together with all unpaid taxes, insurance and other obligations under the promissory note and trust deed, are due. Under the provisions of the promissory note and trust deed, the unpaid principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorneys' fees. Accordingly, the trustee has elected to sell the property described in the trust deed.

DATED: January 14, 2021

Lundberg & Associates, PC, Trustee

Hillary McCormack  
Printed Name Hillary McCormack  
Authorized Officer  
3269 South Main Street, Suite 100  
Salt Lake City, UT 84115  
Office Hours: 8:00 a.m. – 5:00 p.m.  
(801) 263-3400

State of Utah )  
: ss.  
County of Salt Lake )

On this 14 day of January, 2021, before me, Liseth Diaz, a notary public, personally appeared Hillary McCormack, an authorized officer of Lundberg & Associates, PC, trustee, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same.

[Signature]  
Notary Public

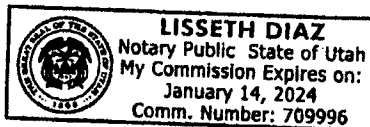


Exhibit "A"

Lot 34, WESTWARD TERRACE SUBDIVISION, in Salt Lake County, State of Utah, according to the official plat thereof. And also: commencing at the East Quarter Corner of Section 36, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 5.52 feet; thence North 89 Deg. 45'15" West 247.14 feet, thence South to the Quarter Section line; thence East 247 feet, more or less, to the commencement. Excepting therefrom the East 145.82 feet. Also excepting therefrom that portion lying within the bounds of 4800 West Street.

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

Case No. 21.78665.1

Parcel ID #: 14-36-283-004

13536055  
1/19/2021 9:17:00 AM \$40.00  
Book - 11100 Pg - 6244  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
VIAL FOTHERINGHAM LLP  
BY: eCASH, DEPUTY - EF 1 P.

WHEN RECORDED, RETURN TO:

VIAL FOTHERINGHAM, LLP  
310 East 4500 South, Suite 102  
Murray, UT 84107  
TELEPHONE (801) 355-9594

**NOTICE OF DEFAULT AND ELECTION TO SELL**

**WHEREAS**, Meagan Riddell ("Owner") is the record owner of the following-described property located in a certain subdivision (the "Project") created by the Declaration of Condominium of Carriage Home Condominiums, recorded as Entry No. 9559763 in the Salt Lake County Recorder's Office on November 21, 2005 (the "Declaration"). The property owned by Owner and encumbered by the Declaration is more particularly described as:

Legal Description: SEC/TWN/RNG/MER:SEC 24 TWN 3S RNG 2W UNIT 2, BLDG G, KENNECOTT DAYBREAK CONDOMINIUM MAP 3B-7. 9410-6931 9763-2014 9840-7018 9864-5324,5339

Property Address: 11783 S. Currant Dr. #102, South Jordan, UT 84009

Parcel No.: 26-24-454-076

**WHEREAS**, under the Declaration, Owner was obligated to pay all assessments imposed upon, assessed or charged to the above-described property, with all unpaid assessments constituting a lien on his interest in the Project pursuant to the Declaration.

**WHEREAS**, Owner has breached his assessment obligation required by the Declaration and reflected by the lien recorded on June 14, 2016 as Entry No. 12299369 by the association in the Salt Lake County Recorder's Office. All subsequently accruing interest, late fees, costs, trustee's fees, attorney's fees, and related costs of collection, as provided by the Declaration, shall continue to accrue and be secured by the lien created by the Declaration until paid in full.

**THEREFORE, NOTICE IS HEREBY GIVEN** that the undersigned Trustee has elected, pursuant to Utah Code Section 57-8-47 to sell or cause to be sold the above-described property.

DATED: *January 18, 2021*

*B. Scott Welker*

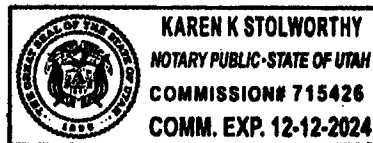
B. Scott Welker of  
Vial Fotheringham, LLP, Successor Trustee  
310 East 4500 South, Suite 102  
Murray, UT 84107  
(801) 355-9594

STATE OF UTAH     )  
                              :SS  
Salt Lake County    )

Subscribed and sworn to before me on this *18<sup>th</sup>* day of *January, 2021*

Notary Public for Utah: *Karen K Stolworthy*

Certified Mail Article No.:



13537167  
1/19/2021 3:07:00 PM \$40.00  
Book - 11101 Pg - 4907  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
SCALLEY & READING BATES HANSEN  
BY: eCASH, DEPUTY - EF 1 P.

Electronically Recorded For:  
SCALLEY READING BATES  
HANSEN & RASMUSSEN, P.C.  
Attn: Marlon L. Bates  
15 West South Temple, Ste 600  
Salt Lake City, Utah 84101  
Telephone No. (801) 531-7870  
Business Hours: 9:00 am to 5:00 pm (Mon.-Fri.)  
Trustee No. 87152-280F  
Parcel No. 22-07-452-011

NOTICE OF DEFAULT

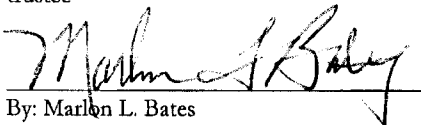
NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust executed by Vint Payne, a married man, as his sole and separate property, as trustor(s), in which Argent Mortgage Company, LLC, is named as beneficiary, and Title Insurance Agency, Inc., is appointed trustee, and filed for record on August 29, 2006, and recorded as Entry No. 9828561, in Book 9343, at Pages 2552-2560, Records of Salt Lake County, Utah.

LOT 33, ALPINE GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK J OF PLATS AT PAGE 86, RECORDS OF SALT LAKE COUNTY, STATE OF UTAH.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the December 1, 2009 monthly installment and all subsequent installments thereafter as required by the Note. Therefore, pursuant to the demand and election of the beneficiary, the trustee hereby elects to sell the trust property to satisfy the delinquent obligations referred to above. All delinquent payments, late charges, foreclosure costs, and property taxes and assessments, if any, must be paid in full within three months of the recording of this Notice to reinstate the loan. Furthermore, any other default, such as a conveyance of the property to a third party, allowing liens and encumbrances to be placed upon the property, or allowing a superior lien to be in default, must also be cured within the three-month period to reinstate the loan.

DATED this 19 day of January, 2021.

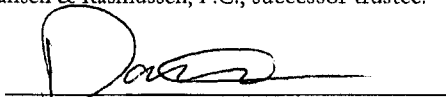
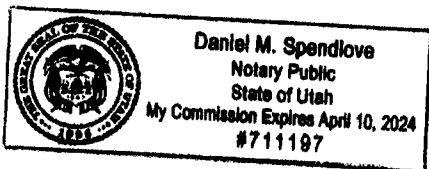
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates  
Its: Supervising Partner

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

The foregoing instrument was acknowledged before me this 19 day of January, 2021, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

  
NOTARY PUBLIC