

When Recorded Mail To:
Jenkins Bagley Sperry, PLLC
Attn: Quinn A. Sperry
285 W. Tabernacle St., Suite 301
St. George, UT 84770

13659054
5/11/2021 11:32:00 AM \$40.00
Book - 11172 Pg - 3416-3417
RASHELLE HOBBS
Recorder, Salt Lake County, UT
JENKINS BAGLEY PLLC
BY: eCASH, DEPUTY - EF 2 P.

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DECLARATION
(Delinquent Assessments)

NOTICE IS HEREBY GIVEN by Quinn A. Sperry, a member of the Utah State Bar and the Trustee appointed by Countrywood HOA ("Association"), that a default has occurred under that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Countrywood Condominiums A Condominium Project ("Declaration"), in the official records of the Salt Lake County Recorder, State of Utah, recorded on December 15, 2020, as Entry No. 13498575, and any amendments thereto, concerning real property reputed to be owned by Evelin Romero, an unmarried woman ("**Owner**"), covering real property ("**Property**") located at 7628 S Redwood Rd #9, West Jordan, UT 84084, and more particularly described as follows:

Unit 9, contained within the COUNTRY WOOD CONDOMINIUMS, PHASE 2, ALSO KNOWN AS COUNTRY WOOD ESTATES CONDOMINIUMS, a Utah Condominium Project as identified in the Record of Survey Map recorded April 16, 1997, as Entry No. 6620735, in Book 97-4P, at Page 112 of Plats, and as further defined and described in the Declaration of Condominium of the COUNTRY WOOD CONDOMINIUMS, PHASE 2, ALSO KNOWN AS COUNTRY WOOD ESTATES CONDOMINIUMS, recorded March 19, 1997, as Entry No. 6597169, in Book 7622, at Page 54, in the office of the Recorder of Salt Lake County, Utah, and in any supplements/amendments thereto.

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 and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act. Also known as: 7628 South Redwood Road #9 West Jordan, Utah 84084

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

PARCEL NUMBER: 21-27-378-117.

Said Declaration obligates the reputed Owner for assessments and such Owner is delinquent in the payment of such assessments. A Homeowners Association Notice of Lien ("Lien") was recorded on February 7, 2020, as Entry No. 13189781 and a Homeowners Association Notice of Lien ("Lien") was recorded on February 24, 2021, as Entry No. 13576679. A breach of, and default in, the obligations for which the Property is security has occurred in that payment and monthly assessments have not been made when due and there is a delinquency, together with any accruing assessments, late fees, attorney fees, interest, costs, expenses which have accrued and are hereafter accruing and incurred in enforcing the terms of the Declaration and Lien.

By reason of said default, the Association has designated Quinn A. Sperry as Trustee by an Appointment of Trustee duly recorded in accordance with the applicable provisions of the laws of the State of Utah and has delivered to said Trustee the Declaration and all documents evidencing obligations secured thereby and has elected, and does hereby elect: (1) to declare all sums thereby immediately due and payable including any costs, assessments, expenses and fees incurred in enforcing the terms of the Declaration; and (2) to cause the Property to be sold by said Trustee to satisfy the obligations secured by the Declaration and as permitted by Utah Code § 57-8a-301, et. Seq., plus all other amounts as shall hereafter become due.

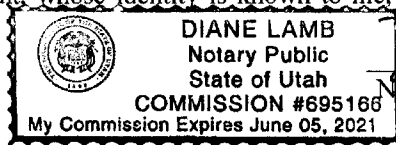
DATED this 11th day of May 2021.

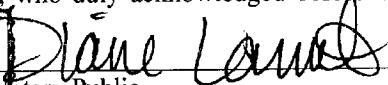
JENKINS BAGLEY SPERRY, PLLC


Quinn A. Sperry, Trustee

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

On the 11th day of May, 2021, personally appeared before me Quinn A. Sperry, the signer of the above instrument, whose identity is known to me, who duly acknowledged before me that he executed the same.




Diane Lamb
Notary Public

PURSUANT TO UTAH CODE § 57-1-26(3)(b), THE FOLLOWING INFORMATION IS PROVIDED:

Quinn A. Sperry, Esq.
285 W. Tabernacle St., Suite 301, St. George, UT 84770
9:00 a.m. through 5:00 p.m., Monday through Friday, except holidays
Phone: (435) 656-8200, Fax: (435) 656-8201

THIS IS AN ATTEMPT TO FORECLOSE A SECURITY INSTRUMENT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

WHEN RECORDED, RETURN TO:
Miller Harrison, LLC
5292 So. College Dr. Ste. 304
Murray, UT 84123

13659432
5/11/2021 2:25:00 PM \$40.00
Book - 11172 Pg - 5472
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 Winslow Park Condominiums, an association of unit owners (the "Association") on November 17th, 2020 recorded in the offices of the Salt Lake County Recorder, as Entry No. 13465379, a Notice of Lien upon those certain lands and premises owned by Melissa Wall, located at 246 E. Winslow Ave #2D, Salt Lake City, UT 84115 lying in Salt Lake County, Utah and further described as follows:

Legal Description: UNIT 2-D, WINSLOW PARK CONDO. 7336-0261 7773-1221 7773-1223 7885-2951 8153-2616 8306-7171 8358-1714 8372-4272 8374-0122 8483-8113 8606-3962,3985 9377-0577,0579 9464-6931,6952 9572-5851 9572-5872

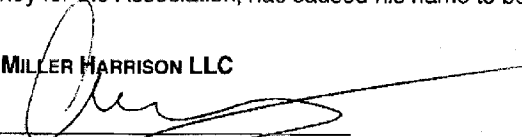
Property Address: 246 E. Winslow Ave #2D, Salt Lake City, UT 84115
Parcel ID #: 16-31-130-008-0000

A breach of the Owner's obligations has occurred, as provided in the Declaration of Covenants, Conditions and Restrictions of Winslow Park Condominiums of Salt Lake County (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 \$8,383.65 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 aforesated 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, Chase R. Terry, as attorney for the Association, has caused his name to be hereto affixed this April, 29th 2021.

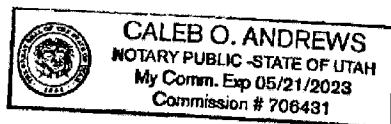
MILLER HARRISON LLC


Chase R. Terry
As authorized agent for Winslow Park

) ss.
COUNTY OF Salt Lake)

On April 29th, 2021, personally appeared before me Chase R. Terry, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.


Notary Public



Ent 13659432 BK 11172 PG 5472

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

WHEN RECORDED, MAIL TO:

Kirton McConkie
Attn: Jeremy C. Sink
36 South State Street, Suite 1900
Salt Lake City, Utah 84111

13659668
5/11/2021 3:42:00 PM \$40.00
Book - 11172 Pg - 6835-6837
RASHELLE HOBBS
Recorder, Salt Lake County, UT
KIRTON & MCCONKIE
BY: eCASH, DEPUTY - EF 3 P.

For reference purposes only:

For reference purposes only: Tax Parcel ID No.: 08-35-405-015; 08-35-405-016; 08-35-405-017; 08-35-405-018 and 08-35-405-020 thru -031

(Space Above for Recorder's Use Only)

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN that on or about October 12, 2018, HOYT PLACE DEVELOPMENT LLC, a Utah limited liability company, as Grantor, executed and delivered to STEWART TITLE INSURANCE AGENCY OF UTAH, INC., as Trustee (Jeremy C. Sink, attorney at law, whose business address is Kirton McConkie, 36 South State Street, Suite 1900, Salt Lake City, UT 84111 was appointed successor trustee via a Substitution of Trustee recorded on May 10, 2021, Book 11171, Page 7587-7588, entry number 13657939), for the benefit of HOWARD KENT, INC., a Utah corporation, as Beneficiary, that certain DEED OF TRUST and NOTE SECURED BY DEED OF TRUST, recorded on October 12, 2018, as Entry No. 12866383 in the Official Records of Salt Lake County, State of Utah; as amended and supplemented by that certain TRUST DEED WITH ASSIGNMENT OF RENTS, dated December 3, 2019 and recorded on December 4, 2019 as Entry no. 13139352, Book 10868, Pages 3016-3020 in the Official Records of Salt Lake County, State of Utah (collectively, the "**Trust Deed**") to secure the performance by said Grantor of its obligation under that certain NOTE SECURED BY DEED OF TRUST dated October 11, 2018, in the original principal sum of Three Million One Hundred Ninety Thousand and No/100 Dollars (\$3,190,000.00) (as amended, the "**Note**"), plus interest thereon and costs and expenses of collection and other amounts provided therein, including attorney's fees. The land encumbered by the Trust Deed is described as follows (the "**Property**"):

See **Exhibit A**, attached hereto and incorporated herein by this reference.

Howard Kent, Inc. a Utah corporation, is the present holder and owner of the beneficial interest under the Trust Deed, and Jeremy C. Sink is the successor trustee under the Trust Deed.


Breaches and defaults in the obligations for which the Trust Deed is security have occurred in that Grantor has failed to make the payments required by the Note and has failed to pay and perform other obligations under the Trust Deed and related loan documents.

By reason of such default, Jeremy C. Sink, as Successor Trustee, at the request of the Beneficiary under the Trust Deed, does hereby declare all sums secured thereby immediately due and payable in the amount of \$2,398,665.72 as of May 4, 2021 and has elected, and does hereby elect, to cause the above-described Property to be sold to satisfy the obligations secured thereby.

The undersigned disclaims any responsibility for any error in the description of the physical address or legal description of the Property. The undersigned may be reached at Kirton McConkie, 36 South State

Street, Suite 1900, Salt Lake City, Utah 84111, or by telephone (801) 239-3157 between the hours of 8:30 a.m. and 5:30 p.m. Monday through Friday, excluding legal holidays.

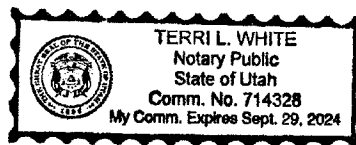
DATED this 11 day of May, 2021.

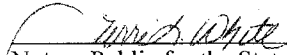


Jeremy C. Sink
In his capacity as Successor Trustee

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the 11th day of May, 2021, personally appeared before me Jeremy C. Sink, the individual whose signature appears on the foregoing Notice of Default and Election to Sell, who duly acknowledged to me that he executed the same.





Notary Public for the State of Utah

EXHIBIT A

[DESCRIPTION OF THE PROPERTY]

Certain real property located in Salt Lake County, Utah, more particularly described as follows:

Parcel 1: (08-35-405-015)

Commencing 2 rods North and 100 feet East from the Southwest corner of Lot 4, Block 70, Plat "C", Salt Lake City Survey, thence East 75 feet; thence North 9 rods; thence West 75 feet; thence South 9 rods to the place of beginning.

Parcel 1A: (Easement Interest Only)

Together with a right-of-way over: Beginning 18 rods South from the Northwest corner of said Block 70, Plat "C", Salt Lake City Survey, and running thence East 25 rods; thence South 2 rods; thence West 12.10 rods; thence South 2 rods; thence West 12.90 rods; thence North 4 rods to the place of beginning.

Parcel 2: (08-35-405-016)

Commencing 2 rods North and 175 feet East of the Southwest corner of Lot 4, Block 70, Plat "C", Salt Lake City Survey; and running thence East 37.5 feet; thence North 148.5 feet; thence West 37.5 feet; thence South 148.5 feet to the point of beginning.

Parcel 2A: (Easement Interest Only)

Together with a right of way for a roadway over and across a strip for ingress and egress to and from said described land:

Commencing 18 rods South from the Northwest corner of said Block 70; thence East 25 rods; thence South 2 rods; thence West 12.10 rods; thence South 2 rods; thence West 12.90 rods; thence North 4 rods, to beginning.

Parcel 3: (08-35-405-020 thru -031)

Beginning at a point that is South 00°00'55" East along the centerline of 900 West Street 365.06 feet and North 89°59'04" East 280.63 feet from the intersection monument at 900 West Street and 300 North Street, said point also being East 3791.90 feet and North 1933.16 feet from the Southwest corner of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°00'56" West 148.56 feet; thence North 89°59'04" East 160.88 feet; thence South 00°00'56" East 148.56 feet; thence South 89°59'04" West 160.88 feet to the point of beginning.

Now Known As: All of Lots 101 thru 110, Parcel A (Open Space) and (Private Drive) Hoyt Place Subdivision Phase 1, according to the Official Plat thereof recorded December 20, 2020 as Entry No. 13508787 in Book 2020 of Plat at Page 306, Salt Lake County, State of Utah.

Exhibit "A"

Lot 1, SOUTHWESTERN ACRES, according to the official plat thereof, recorded in the Office of the County Recorder of Salt Lake County, Utah.

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. 21.78883.1

Parcel ID #: 33-08-276-063

13660759
5/12/2021 2:15:00 PM \$40.00
Book - 11173 Pg - 3050-3051
RASHELLE HOBBS
Recorder, Salt Lake County, UT
HELGESEN WATERFALL & JONES
BY: eCASH, DEPUTY - EF 2 P.

When recorded please return to:
Taylor R. Jones, Esq.
Helgesen Houtz & Jones
5732 South 1475 East, Suite 200
South Ogden, Utah 84403
(801) 479-4777

NOTICE OF DEFAULT & ELECTION TO SELL

Notice of Default is hereby given by Taylor R. Jones, Trustee, in behalf of Maples Phases 8 & 10 Homeowners Association, that pursuant to Utah Code § 57-8a-302, Maples at Jordan Hills is foreclosing on its lien for unpaid association assessments, fees, costs, interest and/or charges with respect to the ownership interest of the record owner(s) of the following described property located in Salt Lake County, Utah:

LOT 1053, MAPLES AT JORDAN HILLS PH 10 AMD, 9383-3592 9739-8984 9781-6854
10286-0879
[20274580230000] Commonly known as: 6748 W Grevillea Ln, West Jordan, UT 84081

The trustor(s) and record owner(s) of the property as contained on the county recorders records of Salt Lake County, Utah, is/are: Jose E. Galiano.

The trustor(s) and record owner(s) of the unit described herein is subject to the provisions of the Community Association Act ("Act") by virtue of the owner(s) accepting title to a unit or lot on September 14, 2015, recorded as entry number 12131740 in the office of the Salt Lake County Recorder. Maples at Jordan Hills was created by the recording of the association's declaration on the records of the Salt Lake County Recorder's office on January 25, 2005 as entry no. 9282376. A Notice of Lien was filed on November 30, 2017 as entry number 12669962, at the Salt Lake County Recorders Office, which lien secures the amount of the unpaid association fees owed by the record owner of the property. The failure to pay the association assessments constitutes a breach of the obligation by the record owner to pay a share of the association common expenses as required by the declaration and the Act.

By reason of the failure of the owner(s) to pay the association's assessment and pursuant to the provisions of U.C.A. §57-1-1 et. seq., and §57-8-1 et. seq. and/or §57-8a-101 et. seq., Maples Phases 8 & 10 Homeowners Association hereby elects through the trustee to cause the interest of the record owner(s) to be sold in accordance with the provisions of the law applicable to the exercise of powers and deeds of trust in order to satisfy Maples at Jordan Hills's lien for unpaid association assessments.

A foreclosure sale may be scheduled to satisfy the obligations. (Trustor(s), may contact the

WHEN RECORDED, RETURN TO:
Lincoln Title Insurance Agency
2225 Washington Boulevard, Suite 200
Ogden, UT 84401
Telephone: (801) 476-0303
File No. MORT05-0303

13662319
5/13/2021 2:59:00 PM \$40.00
Book - 11173 Pg - 9815
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SMITH KNOWLES PC
BY: eCASH, DEPUTY - EF 1 P.

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN that LINCOLN TITLE INSURANCE AGENCY, a title insurance company authorized and actually doing business in the State of Utah, whose business address is 2225 Washington Boulevard, Suite 200, Ogden, Utah 84401, is the duly appointed Successor Trustee under a certain Deed Of Trust ("Trust Deed") dated December 13, 2005, and executed by MARIA TERESA GARCIA, A SINGLE WOMAN, as Trustor, to secure certain obligations in favor of ARGENT MORTGAGE COMPANY, LLC, as Beneficiary, and 1ST NATIONAL TITLE INSURANCE AGENCY, LLC, as Trustee, which Trust Deed was recorded on December 21, 2005, as Entry No. 9589224, in Book 9233, at Page 5150, in the Official Records of Salt Lake County, State of Utah, describing land therein situated in Salt Lake County, Utah, and more particularly as follows:

SALT LAKE COUNTY, UTAH:

COMMENCING 10.5 FEET EAST OF THE SOUTHWEST CORNER OF LOT 2, BLOCK 6, AMOS ADDITION, AND RUNNING THENCE EAST 58.5 FEET; THENCE NORTH 105.5 FEET; THENCE WEST 58.5 FEET; THENCE SOUTH 105.5 FEET TO THE POINT OF BEGINNING

08-27-277-014


A breach of the obligation in the form of a Trust Deed Note ("Note") for which the trust property was conveyed as security has occurred, in that payments required by the Note have not been paid, plus all amounts which hereafter become due and payable, including any additional payments, interest, late fees, trustees, and attorney's fees, and expenses actually incurred.

Pursuant to the directions of the current Beneficiary of the Trust Deed, LINCOLN TITLE INSURANCE AGENCY, as the Successor Trustee, hereby elects to sell the property or cause the property to be sold, pursuant to the provisions of the Trust Deed and the laws of the State of Utah, to satisfy the obligations thereunder.

DATED: May 13, 2021

LINCOLN TITLE INSURANCE AGENCY

By:

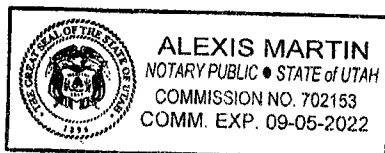


Kenyon D. Dove
Its: Authorized Agent

STATE OF UTAH

COUNTY OF WEBER

On May 13, 2021, personally appeared before me, Kenyon D. Dove, who did say that he is an Authorized Agent of Lincoln Title Insurance Agency, that the within and foregoing instrument was signed in behalf of said corporation by authority of a Resolution of its Board of Directors, and that he duly acknowledged to me that the corporation executed the same.





NOTARY PUBLIC

WHEN RECORDED MAIL TO:
Michael A. Day
DENTONS DURHAM JONES PINEGAR P.C.
192 East 200 North, 3rd Floor
St. George, Utah 84770

13665589
5/17/2021 2:41:00 PM \$40.00
Book - 11175 Pg - 7437-7438
RASHELLE HOBBS
Recorder, Salt Lake County, UT
DURHAM, JONES AND PINEGAR
BY: eCASH, DEPUTY - EF 2 P.

NOTICE OF DEFAULT

Notice is hereby given, pursuant to Utah Code Section 57-1-24(1), that a breach of an obligation for which the trust property was conveyed as security under that certain Deed of Trust executed by Megan L. Berry and Matthew M. Berry, Trustees of The Sunwood Trust dated June 2, 2017, as Trustor, in which Dentons Durham Jones Pinegar P.C. (formerly known as Durham Jones & Pinegar, P.C.), is Trustee, and HPM BSH, LLC, a Utah limited liability company, is Beneficiary, and which was filed for record March 23, 2020, as Entry No. 13223045, in Book 10913, at Pages 6409-6417 official records of Salt Lake County, Utah, has occurred.

The nature of the breach known at this time is non-payment of the entire balance of principal and interest, together with late charges, and any other payments or performance required to be made under the Deed of Trust that are now due, or become due prior to reinstatement or payoff, including fees and costs.

The property subject to the Deed of Trust has an address of 6 South Sunwood Lane, Sandy, Utah 84092, and is more particularly described as follows:

Tax Parcel No. 28-22-127-014

Lot 35, PEPPERWOOD SUBDIVISION PHASE 1, according to the Official Plat thereof on file and of record in the Office of the Salt Lake County Recorder.

Together with all buildings, fixtures, and improvements now or hereafter erected on the property, and all water rights, rights of way, easements, licenses, rents, issues, profits, income, tenements, hereditaments, privileges, and appurtenances thereunto belonging, now or hereafter enjoyed with said property or any part thereof.

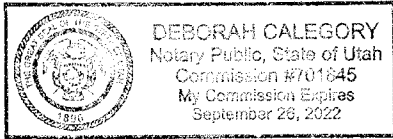
Michael A. Day, on behalf of the Trustee, should be contacted for correction, clarification, or quotation of the amount needed for reinstatement or payoff.

The obligation which the Deed of Trust secures has been declared to be and is by its terms accelerated, and the entire balance thereof is due and payable, together with interest, costs,

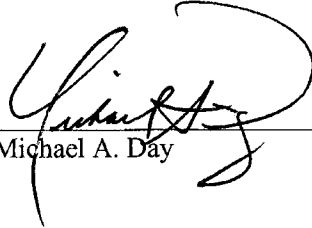
attorney fees, and advances for taxes and insurance, if any, subject to the provisions of Utah Code Section 57-1-31 (1953, as amended).

The Trustee hereby declares that it elects to sell all of such property to satisfy the obligations secured thereby.

DATED: May 17th, 2021.



TRUSTEE:
DENTONS DURHAM JONES PINEGAR P.C.
(formerly known as Durham Jones & Pinegar, P.C.)

By: 
Michael A. Day

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me on May 17th, 2021, by Michael A. Day, on behalf of the Trustee.


NOTARY PUBLIC

All correspondence and inquiries should be directed to the office of the Trustee:

Michael A. Day, Trustee
DENTONS DURHAM JONES PINEGAR P.C.
192 East 200 North, 3rd Floor
St. George, Utah 84770
michael.day@dentons.com
(435) 674-0400
Office hours: 8:00 am – 5:00 pm

Exhibit "A"

Lot 327, BRIDLEVALE AT WALLACE FARMS-Phase 3, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder, in Book 9604P, at Page 129.

Parcel ID #: 15-32-155-018
Case No. 21.79583.1\LB

Exhibit "A"

Unit III-214, in Building III, contained within the MILLCREEK HOLLOW CONDOMINIUMS, as the same is identified on the official recorded plat of said condominiums, recorded January 2, 2004, as Entry No. 8938263, in Book 2004P of plats, at Page 1, and further defined and described in the declaration of condominiums for Millcreek Hollow Condominiums, recorded January 2, 2004, as Entry No. 8938264, in Book 8930, at Page 1217, of official records. 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 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 and survey map (as said declaration and map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Parcel ID #: 16-29-456-076

Case No. 21.79545.1\LB

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT11119

13666685
5/18/2021 1:08:00 PM \$40.00
Book - 11176 Pg - 4070-4071
RASHELLE HOBBS
Recorder, Salt Lake County, UT
HALLIDAY WATKINS & MANN PC
BY: eCASH, DEPUTY - EF 2 P.

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 May 10, 2019, and executed by Angela M. Jordan, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Citadel Servicing Corporation, its successors and assigns as Beneficiary, but Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee of the MFA 2020-NQM1 Trust being the present Beneficiary, in which First American Title Insurance Company was named as Trustee. The Trust Deed was recorded in Salt Lake County, Utah, on May 15, 2019, as Entry No. 12989414, in Book 10781, at Page 1960-1979, of Official Records, all relating to and describing the real property situated in Salt Lake County, Utah, particularly described as follows:

Lot 18, of Westview Estates Subdivision, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder, Utah. TAX # 21-07-429-007

Purportedly known as 5127 South 4180 West, Kearns, UT 84118 (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 monthly installments when due as set forth in the Note. 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.

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 this 18th day of May, 2021.

HALLIDAY, WATKINS & MANN, P.C.:

By: _____

Name: Armand J. Howell

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. UT11119

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

The foregoing instrument was acknowledged before me this May 18, 2021, by Armand J Howell as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the Successor Trustee.

Brenda Labrum
Notary Public

