

ENT61784:2021 PG 1 of 1  
Andrea Allen  
Utah County Recorder  
2021 Apr 01 09:44 AM FEE 40.00 BY MG  
RECORDED FOR Richards Law, P.C.  
ELECTRONICALLY RECORDED

WHEN RECORDED, RETURN TO:

Richards Law, PC  
4141 S. Highland Dr., Ste. 225  
Salt Lake City, UT 84124  
(801) 274-6800

**NOTICE OF DEFAULT AND ELECTION TO SELL**

WHEREAS, Nelson Fotu ("Owner") is the record owner of , LOT 80, PLAT D, NORTHGATE TOWNHOMES P.U.D. SUBDV. AREA 0.017 AC. located in Utah County, Utah (the "Property") as created by the Declaration of Easements, Covenants, Conditions and Restrictions of Northgate Townhomes ("association") as amended and supplemented, recorded as Entry No. 94659 in the Utah County Recorder's on December 30, 1994 (the "Declaration"). The property owned by Owner and encumbered by the Declaration at 618 W 460 N, American Fork, UT 84003 is more particularly described as:

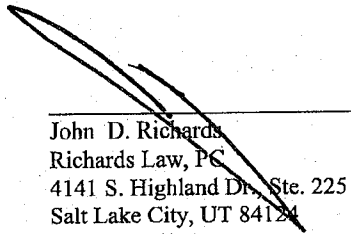
LOT 80, PLAT D, NORTHGATE TOWNHOMES P.U.D. SUBDV. AREA 0.017 AC.  
Parcel ID No. 47:154:0080

WHEREAS, one of Owner's obligations under the Declaration was to pay all assessments imposed upon, assessed or charged to LOT 80, PLAT D, NORTHGATE TOWNHOMES P.U.D. SUBDV. AREA 0.017 AC., with all unpaid assessments constituting a continuing lien on their 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 January 11, 2021 as Entry No. 5059 by the association in the Utah County Recorder's Office. All subsequently accruing interest, late fees, costs, trustee's fees, attorneys 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 57-8a-302 to sell or cause to be sold LOT 80, PLAT D, NORTHGATE TOWNHOMES P.U.D. SUBDV. AREA 0.017 AC..

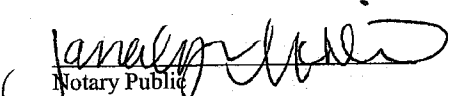
Dated: 4/1/21

  
John D. Richards  
Richards Law, PC  
4141 S. Highland Dr., Ste. 225  
Salt Lake City, UT 84124  
(801) 274-6800

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE        )

SUBSCRIBED AND SWORN before me on this 1st day of April, 2021.

  
Janalyn McNeil  
Notary Public, State of Utah  
Commission # 716079  
My Commission Expires  
January 18, 2025

  
Notary Public  
Residing in the State of Utah

ENT61979:2021 PG 1 of 2  
Andrea Allen  
Utah County Recorder  
2021 Apr 01 12:40 PM FEE 40.00 BY MG  
RECORDED FOR ServiceLink Title Agency Inc.  
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO:

ORANGE TITLE INSURANCE AGENCY, INC.  
374 East 720 South  
Orem, Utah 84058  
Phone: (800) 500-8757

## NOTICE OF DEFAULT

T.S. NO.: 091408-UT

APN: 46:181:0016

NOTICE IS HEREBY GIVEN THAT RYAN C FOLKES, AN UNMARRIED MAN as Trustor, PROVO LAND TITLE COMPANY as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FIRST COLONY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 5/24/2019 and recorded on 5/30/2019, as Instrument No. 47863:2019, in the official records of Utah County, Utah, covering the following described real property situated in said County and State, to-wit:

LOT 16, MOKAL PARK PLACE TOWNHOMES, PROVO, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, UTAH COUNTY, UTAH.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS, LIMITED COMMON AREAS AND PRIVATE STREET AND OTHER FACILITIES SET FORTH IN THE DECLARATION OF RESTRICTIONS.

The obligation included a Note for the principal sum of \$207,923.00.

A breach or a default in the obligation for which said Deed of Trust is security has occurred as follows: Installment of Principal and Interest plus impounds and/or advances which became due on 8/1/2019 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

NOTICE OF DEFAULT

T.S. NO. 091408-UT

By reason of such default, U.S. BANK NATIONAL ASSOCIATION, the current Beneficiary has executed and delivered to the Trustee a written declaration of default and a demand for sale, has deposited with the Trustee the deed and all documents evidencing the obligation secured thereby is immediately due and payable, and has elected and does elect to cause the trust property to be sold to satisfy the obligations secured thereby.

TRUSTEE CONTACT INFORMATION:  
ORANGE TITLE INSURANCE AGENCY, INC.  
374 East 720 South  
Orem, Utah 84058  
Phone: (800) 500-8757  
Fax: (801) 285-0964  
Hours: Monday-Friday 9a.m.-5p.m.

DATED: MAR 30 2021

ORANGE TITLE INSURANCE AGENCY, INC.

Hamsa Uchi  
Hamsa Uchi, Authorized Agent

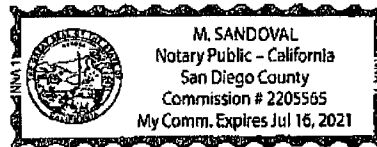
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)  
County of San Diego)

On MAR 30 2021 before me, M.Sandoval, a Notary Public, personally appeared Hamsa Uchi who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature MSU (Seal)



WHEN RECORDED, RETURN TO:

Richards Law, PC  
4141 S. Highland Dr., Ste. 225  
Salt Lake City, UT 84124  
(801) 274-6800

**NOTICE OF DEFAULT AND ELECTION TO SELL**

WHEREAS, Christopher Wood and Emily Wood ("Owner") is the record owner of, LOT 2423, SARATOGA SPRINGS NO. 24 PUD SUBDV. AREA 0.171 AC. located in Utah County, Utah (the "Property") as created by the Amended and Restated Master Declaration of Covenants, Conditions, Restrictions of Easements for Saratoga Springs Subdivision ("association") as amended and supplemented, recorded as Entry No. 8402:2006 January 24, 2006 in the Utah County Recorder's on 8402:2006 January 24, 2006 (the "Declaration"). The property owned by Owner and encumbered by the Declaration at 2461 Cottage Cove, Saratoga Springs, UT 84045 is more particularly described as:

LOT 2423, SARATOGA SPRINGS NO. 24 PUD SUBDV. AREA 0.171 AC.

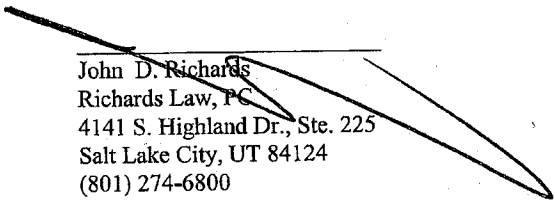
Parcel ID No. 66:142:0023

WHEREAS, one of Owner's obligations under the Declaration was to pay all assessments imposed upon, assessed or charged to LOT 2423, SARATOGA SPRINGS NO. 24 PUD SUBDV. AREA 0.171 AC., with all unpaid assessments constituting a continuing lien on their 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 December 9, 2020 as Entry No. 195739 by the association in the Utah County Recorder's Office.** All subsequently accruing interest, late fees, costs, trustee's fees, attorneys 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.

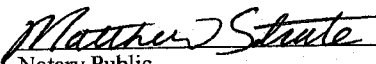
THEREFORE, NOTICE IS HEREBY GIVEN that the undersigned Trustee has elected, pursuant to Utah Code Section 57-8a-302 to sell or cause to be sold LOT 2423, SARATOGA SPRINGS NO. 24 PUD SUBDV. AREA 0.171 AC..

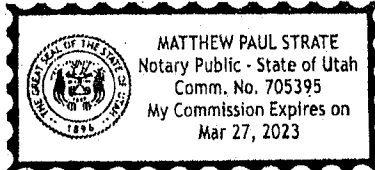
Dated: 4/2/21

  
John D. Richards  
Richards Law, PC  
4141 S. Highland Dr., Ste. 225  
Salt Lake City, UT 84124  
(801) 274-6800

STATE OF UTAH )  
 )  
 )  
COUNTY OF SALT LAKE )

SUBSCRIBED AND SWORN before me on this 2 day of April, 2021.

  
Matthew Paul Strate  
Notary Public  
Residing in the State of Utah



ENT62903:2021 PG 1 of 1  
Andrea Allen  
Utah County Recorder  
2021 Apr 02 01:31 PM FEE 40.00 BY CS  
RECORDED FOR Miller Harrison LLC  
ELECTRONICALLY RECORDED

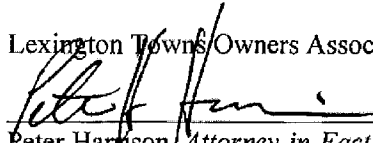
WHEN RECORDED, RETURN TO:  
MILLER HARRISON LLC  
5292 South College Drive, Suite 304  
Murray, Utah 84123  
801-692-0799  
Acct: 2020-0287

**NOTICE OF CANCELLATION OF DEFAULT**

**KNOW ALL PERSONS:** That the undersigned hereby certifies and declares the Notice of Default for **Lexington Towns Owners Association, Inc.**, refers to the Notice of Default, executed on behalf of Lexington Towns Owners Association, Inc., recorded January 15, 2021, as **Entry No. 8849-2021** in Utah County, State of Utah.


Name of the person against whom the lien is filed: Michael Wade  
Description of the property against which the lien is filed: LOT 3107, LEXINGTON TOWNS, PHASE 2 SUB AREA 0.028 AC.  
Also known as: 557 W. 1520 S., Orem, UT 84058  
Parcel No.: 45:638:3107

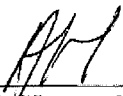
DATE FILED: April 2, 2021.

Lexington Towns Owners Association, Inc.  
  
Peter Harrison, Attorney-in-Fact

STATE OF UTAH            )  
  ) ss  
County of SALT LAKE    )

On April 2, 2021, personally appeared before me Peter Harrison, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

 **ALLIE HUNTER**  
NOTARY PUBLIC - STATE OF UTAH  
My Comm. Exp. 10/02/2024  
Commission # 714449

  
Allie Hunter, Notary Public

**WHEN RECORDED RETURN TO:**

GEORGE W. PRATT  
JONES WALDO HOLBROOK & MCDONOUGH PC  
170 South Main Street, Suite 1500  
Salt Lake City, Utah 84101

**NOTICE OF DEFAULT AND  
ELECTION TO SELL UNDER DEED OF TRUST**

NOTICE IS HEREBY GIVEN that George W. Pratt, a member of the Utah State Bar, is the Successor Trustee under a Deed of Trust and Security Agreement, executed by Mountainview Hospitality Group, LLC, as Trustor, to secure obligations in favor of UBS AG, by and through its branch office at 1285 Avenue of the Americas, New York, New York, Beneficiary, which Deed of Trust was recorded on July 2, 2018, as Entry No. 61578:2018, of the Official Records of Utah county, State of Utah (the "Deed of Trust"). Pursuant to an Assignment of Deed of Trust and Security Agreement recorded on October 24, 2018, as Entry No. 101900:2018, the Deed of Trust was assigned to Wells Fargo Bank, National Association, as Trustee for the Benefit of the Registered Holders of UBS Commercial Mortgage Trust 2018-C12, Commercial Mortgage Past-Through Certificates, Series 2018-C12. The Deed of Trust covers the real property described on Exhibit "A" attached hereto.

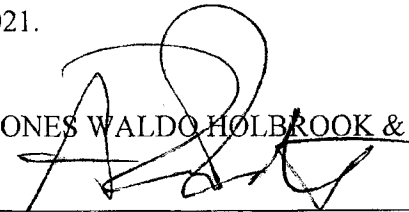
George W. Pratt, as Successor Trustee under the Deed of Trust, hereby declares that breaches of the obligations for which the trust property was conveyed as security have occurred. The nature of the breaches is, among other things, the Trustor's failure to pay, when due, amounts required by that certain Promissory Note dated June 29, 2018, in the original principal amount of \$8,000,000.00, executed by Mountainview Hospitality Group, LLC in favor of UBS AG (the "Promissory Note"), and that certain Loan Agreement entered into between UBS AG and Mountainview Hospitality Group, LLC, dated June 29, 2018. These defaults have resulted in acceleration of the entire indebtedness owed under the Promissory Note, together with accrued and accruing interest, late fees, costs and attorney's fees.

Please note that a Substitution of Trustee pertaining to the Deed of Trust was recorded on March 29, 2021, as Entry No. 58497:2021 (the "First SOT"), and a Notice of Default And Election

to Sell Under Deed of Trust pertaining to the Deed of Trust was recorded on March 29, 2021, as Entry No. 58498:2021 (the "First NOD"). Thereafter it was determined that there may be an ambiguity in the legal description of Parcel 1 in Exhibit A attached to the First SOT and First NOD. For that reason, a second Substitution of Trustee was recorded, on April 14, 2021, as Entry No. 70527:2021; and the instant Notice of Default and Election to Sell Under Deed of Trust is also being recorded, to clarify any ambiguity in the legal description in the First SOT and First NOD. This Notice of Default and Election to Sell Under Deed of Trust supersedes the First NOD, and upon recording, commences the three month period set forth in Utah Code Ann. §57-1-24.

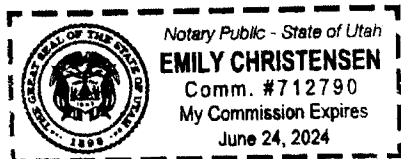
George W. Pratt, as Successor Trustee, hereby elects to sell said property or to cause said property to be sold pursuant to the provisions of said Deed of Trust under the laws of the State of Utah.

DATED this 15<sup>th</sup> day of April, 2021.

  
JONES WALDO HOLBROOK & McDONOUGH PC  
George W. Pratt, a member of the Utah State Bar  
170 South Main Street, Suite 1500  
Salt Lake City, Utah 84101

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

On the 15<sup>th</sup> day of April, 2021, personally appeared before me George W. Pratt, a member of the Utah State Bar, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same as Successor Trustee.



Emily Christensen  
NOTARY PUBLIC  
Residing at: Salt Lake

My Commission Expires:

June 24, 2024

Exhibit A

PARCEL 1:

LOT 1, SUMMIT GROUP INC. PLAT "B", A REVISION OF SUMMIT GROUP INC. PLAT "A" LOT 2 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

PARCEL 2:

RECIPROCAL EASEMENT RECORDED APRIL 28, 1995 AS ENTRY NO. 26436 IN BOOK 3666 AT PAGE 852 AND RE-RECORDED MAY 08, 1995 AS ENTRY NO. 28353 IN BOOK 3672 AT PAGE 373 OF OFFICIAL RECORDS.

PARCEL 3:

UTILITY AND SIGNAGE EASEMENT AGREEMENT RECORDED AUGUST 14, 2003 AS ENTRY NO. 130650:2003 OF OFFICIAL RECORDS.

PARCEL 4:

RECIPROCAL PARKING AND INGRESS/EGRESS EASEMENT AGREEMENT RECORDED AUGUST 14, 2003 AS ENTRY NO. 130651:2003 OF OFFICIAL RECORDS.