

13672863
5/25/2021 11:09:00 AM \$40.00
Book - 11179 Pg - 9047-9048
RASHELLE HOBBS
Recorder, Salt Lake County, UT
HALLIDAY WATKINS & MANN PC
BY: eCASH, DEPUTY - EF 2 P.

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT11134

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 April 3, 2015, and executed by Claire Tukuafu, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Graystone Mortgage, LLC, its successors and assigns as Beneficiary, but NewRez LLC d/b/a Shellpoint Mortgage Servicing being the present Beneficiary, in which Founder's Title was named as Trustee. The Trust Deed was recorded in Salt Lake County, Utah, on April 7, 2015, as Entry No. 12025685, in Book 10312, at Page 6039-6055, of Official Records, all relating to and describing the real property situated in Salt Lake County, Utah, particularly described as follows:

Lot 904, Misty Hills No. 9, Plat B, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah. TAX # 21-19-226-023

Purportedly known as 6377 South Fairwind Drive, Taylorsville, UT 84129 (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.

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT11106

13672866
5/25/2021 11:09:00 AM \$40.00
Book - 11179 Pg - 9053-9054
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 October 24, 2001, and executed by Michael W. Fritz, as Trustor, in favor of Fremont Investment & Loan as Beneficiary, but Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2019-1 being the present Beneficiary, in which Equity Title was named as Trustee. The Trust Deed was recorded in Salt Lake County, Utah, on November 1, 2001, as Entry No. 8048338, in Book 8520, at Page 6314-6333, of Official Records, all relating to and describing the real property situated in Salt Lake County, Utah, particularly described as follows:

Lot 70, Copper City #1, Plat "A", according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office. **TAX # 20-14-204-031**

Purportedly known as 5512 South Copper City Drive, Salt Lake City, 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.

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT11135

13673257
5/25/2021 12:35:00 PM \$40.00
Book - 11180 Pg - 703-704
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 October 21, 2015, and executed by Amber Lee Anderton, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Freedom Mortgage Corporation dba Freedom Home Mortgage Corporation, its successors and assigns as Beneficiary, but Freedom Mortgage Corporation 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 November 5, 2015, as Entry No. 12165410, in Book 10377, at Page 1183-1201, of Official Records, all relating to and describing the real property situated in Salt Lake County, Utah, particularly described as follows:

All of Lot 9, and the East one-half of Lot 10, Block 2, Harvard Place Addition, being a subdivision of Lots 14 and 15, Block 21, Five Acre Plat "A", Big Field Survey, situate in Salt Lake City and County, State of Utah, together with one-half vacated alley abutting on the North and East. **TAX # 16-07-327-020-0000**

Purportedly known as 269 East Herbert Ave, Salt Lake City, UT 84111 (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 25th day of May, 2021.

HALLIDAY, WATKINS & MANN, P.C.:

By:

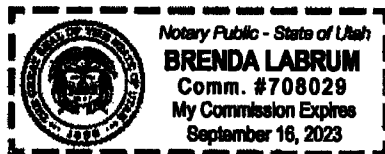
Name:

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. UT11135

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

The foregoing instrument was acknowledged before me this May 25, 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



13681350
6/3/2021 2:07:00 PM \$40.00
Book - 11185 Pg - 796
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MILLER HARRISON LLC
BY: eCASH, DEPUTY - EF 1 P.

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

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN THAT Villages at Stonegate Master Association, an association of unit owners (the "Association") on August 7, 2020, recorded in the offices of the Salt Lake County Recorder, as Entry No. 13354104, a Homeowners Association Notice of Lien upon those certain lands and premises owned by **Oumar M. Adigueye**, located at 3247 South Calkary Cir, West Valley, UT 84120, lying in Salt Lake County, Utah and further described as follows:

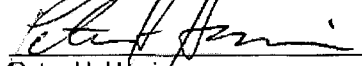
Legal Description: **LOT 80, VILLAGES AT STONE GATE SUMMER TRAIL PHASE.**
Property Address: **3247 South Calkary Cir, West Valley, UT 84120**
Parcel ID #: **14-25-404-026**

A breach of the Owner's obligations has occurred, as provided in the Declaration of Covenants, Conditions and Restrictions for Villages at Stonegate, 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 \$3,488.77 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, Peter H. Harrison, as attorney for the Association, has caused his name to be hereto affixed this June 3, 2021.

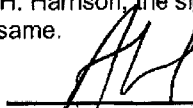
MILLER HARRISON LLC

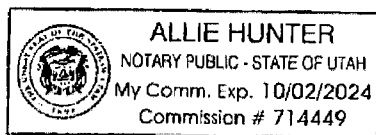


Peter H. Harrison
As authorized agent for Villages at Stonegate
Master Association

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

On June 3, 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 obtained will be used for that purpose.

WHEN RECORDED, RETURN TO:

VIAL FOTHERINGHAM, LLP
310 East 4500 South Suite 102
Murray, Utah 84107
U5894-094

13684128
6/7/2021 12:08:00 PM \$40.00
Book - 11186 Pg - 5557
RASHELLE HOBBS
Recorder, Salt Lake County, UT
VIAL FOTHERINGHAM LLP
BY: eCASH, DEPUTY - EF 1 P.

NOTICE OF DEFAULT AND ELECTION TO SELL

WHEREAS, Maria Rojas ("Owner") are the record owners of the following-described property located in a certain subdivision (the "Project") created by the amended and restated Amended Declaration of Protective Covenants, Conditions, and Restrictions of Greenbriar Homeowners' Association recorded as Entry No. 5594131 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:

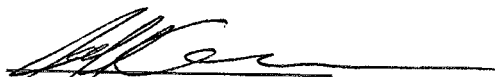
Name of reputed property owner: Maria Rojas
Legal Description: Lot 88, Greenbriar Sub, P U D 5744-0650 6067-2639 7171-2499 7366-0284 8568-2472,2483
Property Address: 2983 South Whisper Street
West Valley City, Utah 84120
Parcel No.: 14252550080000

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 the interest in the Project pursuant to the Declaration.

WHEREAS, Owner has breached his assessment obligation required by the Declaration reflected by the lien recorded on March 20, 2017 as Entry No. 12498636 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 57-8a-302 to sell or cause to be sold the above-described property.

DATED: June 7, 2021


Jeffery J. Owens
Vial Fotheringham, LLP
310 East 4500 South, Suite 102
Murray, Utah 84107
801-355-9594

Certified Mail Article No.:
7018 2290 0001 9231 5756

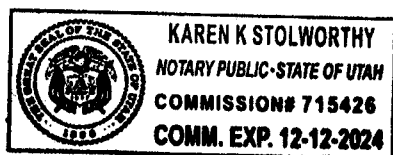
STATE OF UTAH)


:ss

SALT LAKE COUNTY)

Jeffery J. Owens personally appeared and acknowledged that he has knowledge of the facts set forth herein and believes that all statements made in the foregoing document are true and correct.

Subscribed and sworn to before me on this 7th day of June, 2021.




Karen K Stolworthy
Notary Public for Utah

When Recorded, Mail to:
Community Development Corp. of Utah
501 East 1700 South
Salt Lake City, Utah 84105

13684267
6/7/2021 1:07:00 PM \$40.00
Book - 11186 Pg - 6704-6705
RASHELLE HOBBS
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 2 P.

OWN IN Salt Lake City
REQUEST FOR NOTICE OF DEFAULT

Request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale under that certain Trust Deed filed for record June 7, 2021, as entry No. 13684199, in Book 11186, at page 6022, Salt Lake County Recorder, in which

MERS is named as the Beneficiary,
(Lending Financial Institution, holder of 1st mortgage)

First American Title is named as the Trustee, and
(Name of Title Company)

Holly Huff, an Unmarried Woman is named as Trustor, regarding the following described property located in Salt Lake County, State of Utah

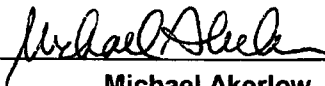
See Exhibit "A" Attached Hereto.

Tax ID # 16-06-131-029

Address: 234 East 100 South #D6, Salt Lake City, UT 84111

To be mailed to: Community Development Corp. of Utah
501 East 1700 South
Salt Lake City, Utah 84105

Dated this 1st day of June, 2021



Michael Akerlow, CEO
COMMUNITY DEVELOPMENT CORPORATION OF UTAH

STATE OF UTAH }
 :SS
COUNTY OF SALT LAKE }

On the 1st day of June, 2021, personally appeared before me Michael Akerlow, Signer of the foregoing instrument who duly acknowledged to me that he executed the same.


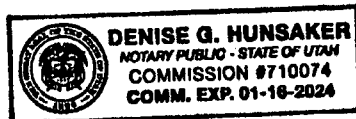

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Unit No. D-6, contained within HOLLYWOOD CONDOMINIUMS, a Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in the office of the Salt Lake County Recorder, as Entry No. 6115672, in Book 95-7P, at Page 161, and as further defined and described in the Declaration of Covenants, Conditions and Restrictions and Bylaws of said Condominium Project, recorded in the office of the Salt Lake County Recorder on July 6, 1995, in Book 7182, at Page 1610, as Entry No. 6115673, (as said Map and Declaration may be amended and/or Supplemented).

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.

Parcel No.: 16-06-131-029

1368579

VA Form 4-6342 (Home Loan)
July 1968 Use Optional
Servicemen's Readjustment
Act (38 U. S. C. A. 694 (a)).
Acceptable to RFO Mortgage
Co.

Recorded APR 16 1954 at 419R m.
Request of JOHNSON ANDERSON MORTGAGE CO.
Fee Paid. Hazel Taggart Chase,
Recorder, Salt Lake County, Utah
\$ 6.10 By M. G. [Signature] Deputy
Book 1080 Page 17 Ref.

UTAH

MORTGAGE

THIS MORTGAGE made this 15th day of April nineteen hundred and fifty-four between

HOWARD L. RICHARDS, and DOROTHY J. RICHARDS, his wife

of Kearns, County of Salt Lake, and State of Utah,
Mortgagor, and

JOHNSON-ANDERSON MORTGAGE CO.

a corporation organized and existing under the laws of Colorado, Mortgagee.

WITNESSETH: THAT WHEREAS, the Mortgagor is indebted to the Mortgagee in the principal sum of NINE THOUSAND AND NO/100-----Dollars (\$ 9,000.00), as evidenced by a promissory note, bearing even date herewith, for the payment of said principal sum, with interest thereon at the rate of four and one-half per centum (4 1/2 %) per annum until paid; both principal sum and the interest thereon being payable in monthly installments at the times and in the amounts as set forth in said promissory note, reference to which is here made, at the office of the Mortgagee in

Salt Lake City, Utah

or at such other place as the holder may designate in writing delivered or mailed to the Mortgagor, the final installment, if not sooner paid, to be due and payable on the first day of March, 19 54.

Now THEREFORE, for the purpose of securing prompt payment of said note, the Mortgagor, for valuable consideration, receipt of which is hereby acknowledged, does hereby mortgage, convey, assign, and warrant unto the Mortgagee, the following-described property, situated in Kearns, County of Salt Lake, and State of Utah:

Lot 165, Block 12, HOFFMAN HEIGHTS #3, a subdivision part of Section 7, Township 2 South, Range 1 West, Salt Lake Meridian Situate in Salt Lake County, State of Utah

together with all water rights, rights of way, easements, tenements, hereditaments and appurtenances thereunto belonging, or in anywise now or hereafter appertaining and all rents, issues and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues and profits until default hereunder), and all fixtures now or hereafter attached to or used in connection with the premises herein described; and in addition thereto the following described household appliances, which are, and shall be deemed to be, fixtures and a part of the realty, and are a portion of the security for the indebtedness herein mentioned:

The Mortgagor covenants and agrees with the Mortgagee as follows:

1. He will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to prepay at any time, without premium or fee, the entire indebtedness or any part thereof not less than the amount of one installment, or one hundred dollars (\$100.00), whichever is less.

2. Together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby; the Mortgagor will pay to the Mortgagee, on the first day of each month until the said note is fully paid:

- (a) A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgagee, and of which the Mortgagor is notified) less all sums already paid therefor divided by the number of months to elapse before one month prior to the date when such ground rents, premiums, taxes and assessments will become delinquent, such sums to be held by Mortgagee in trust to pay said ground rents, premiums, taxes and assessments, before the same become delinquent.
- (b) The aggregate of the amounts payable pursuant to subparagraph (a) and those payable on the note secured hereby, shall be paid in a single payment each month, to be applied to the following items in the order stated:
 - (i) ground rents, taxes, assessments, fire and other hazard insurance premiums;
 - (ii) interest on the indebtedness secured hereby; and
 - (iii) amortization of the principal of said indebtedness.

Any deficiency in the amount of any such aggregate monthly payment shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. At Mortgagee's option, Mortgagor will pay a "late charge" not exceeding four per centum (4%) of any installment when paid more than fifteen (15) days after the due date thereof to cover the extra expense involved in handling delinquent payments, but such "late charge" shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless such proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured thereby.

3. If the total of the payments made by the Mortgagor under (a) of paragraph 2 preceding shall exceed the amount of payments actually made by the Mortgagee for ground rents, taxes and assessments, or insurance premiums, as the case may be, such excess shall be credited on subsequent payments to be made by the Mortgagor for such items. If, however, such monthly payments shall not be sufficient to pay such items when the same shall become due and payable, then the Mortgagor shall pay to the Mortgagee any amount necessary to make up the deficiency within thirty (30) days after written notice from the Mortgagee stating the amount of the deficiency, which notice may be given by mail. If at any time the Mortgagor shall tender to the Mortgagee, in accordance with the provisions of the note secured hereby, full payment of the entire indebtedness represented thereby, the Mortgagee shall, in computing the amount of such indebtedness, credit to the account of the Mortgagor any credit balance accumulated under the provisions of (a) of paragraph 2 hereof. If there shall be a default under any of the provisions of this mortgage resulting in a public sale of the premises covered hereby, or if the Mortgagee acquires the property otherwise after default, the Mortgagee shall apply, at the time of the commencement of such proceedings, or at the time the property is otherwise acquired, the amount then remaining to the credit of Mortgagor under (a) of paragraph 2 preceding, as a credit on the interest accrued and unpaid and the balance to the principal then remaining unpaid on said note.

4. The lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness or any part thereof secured hereby.

5. Mortgagor is lawfully seized of said premises in fee simple (or such other estate as is stated herein), and has good and lawful right to mortgage, sell, and convey the same, and will warrant and defend the same against all lawful claims and demands whatsoever. This mortgage is a first lien on said property.

6. He will pay all ground rents, taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, levied upon said premises except when payment for all such items has theretofore been made under (a) of paragraph 2 hereof, and he will promptly deliver the official receipts therefor to the Mortgagee.

7. Mortgagor shall not commit or permit waste; and shall maintain the property in as good condition as at present, reasonable wear and tear excepted. Upon any failure to so maintain, Mortgagee, at its option, may cause reasonable maintenance work to be performed at the cost of Mortgagor.

8. Mortgagor will continuously maintain hazard insurance, of such type or types and amounts as Mortgagee may from time to time require, on the improvements now or hereafter on said premises, and except when payment for all such premiums has theretofore been made under (a) of paragraph 2 hereof, he will pay promptly when due any premiums therefor. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by it and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss he will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by the Mortgagor. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly. The insurance proceeds, or any part thereof, may be applied by the Mortgagee, at its option, either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage, or other transfer of title to the mortgaged property in extinguishment of the debt secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

9. Mortgagee may perform any defaulted covenant or agreement of Mortgagor to such extent as Mortgagee shall determine, and any moneys advanced by Mortgagee for such purposes shall bear interest at the rate provided for in the principal indebtedness, shall thereupon become a part of the indebtedness secured by this instrument, ratably and on a parity with all other indebtedness secured thereby, and shall be payable thirty (30) days after demand.

10. Upon the request of the Mortgagee, the Mortgagor shall execute and deliver a supplemental note or notes for the sum or sums advanced by the Mortgagee for the alteration, modernization or improvement made at the Mortgagor's request; or for maintenance of said premises or taxes or assessments against the same and for any other purpose elsewhere authorized hereunder. Said note or notes shall be secured hereby on a parity with and as fully as if the advance evidenced thereby were included in the note first described above. Said supplemental note or notes shall bear interest at the rate provided for in the principal indebtedness and shall be payable in approximately equal monthly payments for such period as may be agreed upon by the creditor and debtor. Failing to agree on the maturity, the whole of the sum or sums so advanced shall be due and payable thirty (30) days after demand by the creditor. In no event shall the maturity extend beyond the ultimate maturity of the note first described above.

11. Upon a default in the payment of any indebtedness hereby secured or in the performance of any of the terms or conditions hereof, the Mortgagee may declare the entire indebtedness due and foreclose this mortgage, and may enter upon the property, collect all rents, income, and profits thereof.

12. If suit is brought to enforce the collection of the debt secured hereby, the court may appoint a receiver of the mortgaged premises pending foreclosure and redemption.

13. Mortgagor will pay all costs, and expenses, including reasonable attorney's fees, reasonably incurred by the Mortgagee, because of the failure on the part of the Mortgagor to perform his obligation under said promissory note and this mortgage, or either.

14. If the indebtedness secured hereby be guaranteed or insured under the Servicemen's Readjustment Act, as amended, such Act and Regulations issued thereunder and in effect on the date hereof shall govern the rights, duties and liabilities of the parties hereto, and any provisions of this or other instruments executed in connection with said indebtedness which are inconsistent with said Act or Regulations are hereby amended to conform thereto.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall include all genders, and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

Witness the hands and seals of the Mortgagors the day and year first above written.

Signed in the presence of—

Howard J. Richards

Dorothy J. Richards



STATE OF UTAH,
COUNTY OF Salt Lake

On the 15th day of April, A. D. 1954, personally appeared before me HOWARD L. RICHARDS, and DOROTHY J. RICHARDS, husband and wife, the signer(s) of the above instrument, who duly acknowledged to me that they executed the same.

H. C. [Signature]
Notary Public, residing at
Salt Lake City, Utah

My commission expires February 3, 1958

STATE OF UTAH

Mortgage

TO

Dated _____, 19 _____

Recorded at the request of—

_____, A. D. 19 _____

at _____, in Book _____ of Mortgages,
page _____, records of
County, Utah.

Recorder.

Deputy.

U. S. GOVERNMENT PRINTING OFFICE

Platted _____
Indexed _____
Photo _____
Abstract _____
Notary _____

WHEN RECORDED MAIL TO:
David G. Turcotte, Esq.
Successor Trustee
299 South Main Street,
Suite 1300
Salt Lake City, Utah 84111

13685888
06/09/2021 04:12 PM \$40.00
Book - 11187 Pg - 6337-6338
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
DAVID G TURCTOE
299 S MAIN ST #1300
SLC UT 84111
BY: ARA, DEPUTY - WI 2 P.

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN, that a default has occurred under that certain Trust Deed with Assignment of Rents, dated September 21, 2001, executed by **THE AUGUSTA NATIONAL TRUST #1, GINGER MONSON, Trustee of the Trust, as TRUSTOR**, whose address is 1873 East New River Drive, Draper, Utah 84020, in which **SCOTT W. KING ESQ.**, was named the **TRUSTEE**, and agent for **E H & P INVESTMENTS AG**, of Burglistrasse 6 Postlach 8027, Zurich Switzerland, as **BENEFICIARY**, which was duly recorded on September 25, 2001, as Entry No. 8010697, in Book No. 8503, Page No. 2518 - 2522, in the Official Records of Salt Lake County, State of Utah. Said property is described as follows:

ALL OF LOT 203, DEER HOLLOW SUBDIVISION PHASE II, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office, State of Utah.

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof, **SUBJECT HOWEVER**, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

(Tax Serial No. 28-33-255-003)

The real property or its address is commonly known as 1873 East New River Dr., Draper, Utah 84020.

The obligation secured by the Deed of Trust includes a promissory note dated September 21, 2001, executed by Ginger Monson, Trustee for the Augusta National Trust ("Borrower") in the original principal amount of Two Hundred and Twenty- Five Thousand Dollars \$261,075.00 ("Note") which assessed interest on this principal loan amount of ten percent (10%) per annum.

Notice is also hereby given that a breach of the obligation for which the trust property was conveyed as security has occurred, in that the Note and Deed of Trust are in default as a result of the Borrowers' failure to make any payments, interest or principal, since the execution of the Note.

Included with this Notice of Default, is this Demand for payment of all interest and principal in full under the terms and conditions of the Note. In order to cure the default, satisfy the demand for payment of all sums due and owing under the Note, Borrower must pay the past due balance, as of June 9, 2021, in the approximate amount of \$783,225.00, together with any and all

Exhibit "A"

Lot 11, GLACIO PARK NO. 3, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

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. 20.76755.1

Parcel ID #: 28-12-278-002

When Recorded, Mail to:
Community Development Corp. of Utah
501 East 1700 South
Salt Lake City, Utah 84105

13687605
6/10/2021 12:23:00 PM \$40.00
Book - 11188 Pg - 5780
RASHELLE HOBBS
Recorder, Salt Lake County, UT
OASIS TITLE LLC
BY: eCASH, DEPUTY - EF 1 P.

OWN IN Salt Lake City
REQUEST FOR NOTICE OF DEFAULT

Request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale under that certain Trust Deed filed for record 6/8/2021, as entry No. 13687605, in Book 11187, at page 5780, Salt Lake County Recorder, in which 4980 - 4994

MERS is named as the Beneficiary,
(Lending Financial Institution, holder of 1st mortgage)

Oasis Title is named as the Trustee, and
(Name of Title Company)

Luis F. Rios Trujillo and Guadalupe E. Rios Trujillo, as Joint Tenants are named as Trustors, regarding the following described property located in Salt Lake County, State of Utah

Lot 112, MORTON MEADOWS PLAT "C" SUBDIVISION, according to the Official Plat thereof, as recorded in the office of the Salt Lake County Recorder..

Tax ID # 08-34-156-006

Address: 1886 West Northstar Drive, Salt Lake City, UT 84116

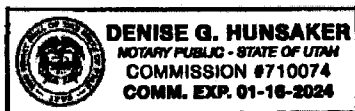
To be mailed to: Community Development Corp. of Utah
501 East 1700 South
Salt Lake City, Utah 84105

Dated this 8th day of June, 2021

Lorie Dudley
Lorie Dudley, CFO
COMMUNITY DEVELOPMENT CORPORATION OF UTAH

STATE OF UTAH }
 :SS
COUNTY OF SALT LAKE }

On the 8th day of June, 2021, personally appeared before me Lorie Dudley, Signer of the foregoing instrument who duly acknowledged to me that she executed the same.



Denise G. Hunsaker
Notary Public

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

13689842
6/11/2021 4:15:00 PM \$40.00
Book - 11189 Pg - 8014
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 Villages at Stonegate Master Association, Inc., an association of unit owners (the "Association") on February 26, 2021, recorded in the offices of the Salt Lake County Recorder, as Entry No. 13580285, a Notice of Lien upon those certain lands and premises owned by **Alfredo Monroy** located at 5131 West Eagle Rock Way, West Valley City, Utah 84120, lying in Salt Lake County, Utah and further described as follows:

Legal Description: **LOT 50, VILLAGES AT STONEGATE EAGLE ROCK PHASE. 8457-2270 8588-8046**

Property Address: **5131 West Eagle Rock Way, West Valley, Utah 84120**

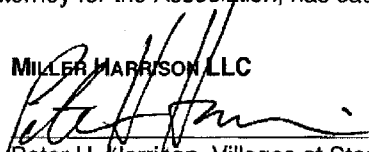
Parcel ID #: **14-25-403-005-0000**

A breach of the Owner's obligations has occurred, as provided in the Declaration of Covenants, Conditions and Restrictions for Villages at Stonegate (the "Declaration") recorded in the office of the County Recorder of Salt Lake County on September 11, 2001 as Entry No. 7999749, 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 **\$2,728.86** 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/the have discharged personal liability through bankruptcy proceedings.

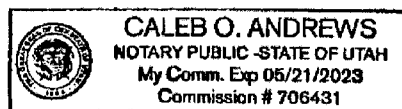
IN WITNESS HEREOF, Peter H. Harrison, as attorney for the Association, has caused his name to be hereto affixed this June 2, 2021.

MILLER HARRISON LLC


Peter H. Harrison, Villages at Stonegate Master Association, Inc.

) ss.
COUNTY OF SALT LAKE)

On June 2, 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 13689842 BK 11189 PG 8014

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

13689844
6/11/2021 4:15:00 PM \$40.00
Book - 11189 Pg - 8016
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 Towers Owners Association, Inc., an association of unit owners (the "Association") on November 13, 2020, recorded in the offices of the Salt Lake County Recorder, as Entry No. 13460047, a Notice of Lien upon those certain lands and premises owned by **Darrell Thompson, Lori Thompson and Russell Simons** located at 4923 West Eiffel Way, Riverton, Utah, 84096, lying in Salt Lake County, Utah and further described as follows:

Legal Description: **UNIT 13, TOWERS PH 1. 10548-7111 10548-7129**

Property Address: **4923 West Eiffel Way, Riverton, Utah 84096**

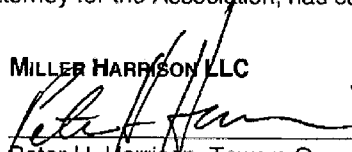
Parcel ID #: **26-36-428-015-0000**

A breach of the Owner's obligations has occurred, as provided in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for The Towers (the "Declaration") recorded in the office of the County Recorder of Salt Lake County on August 11, 2016 as Entry No. 12340556, 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 **\$2,939.68** 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/the have discharged personal liability through bankruptcy proceedings.

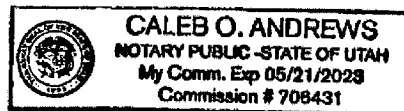
IN WITNESS HEREOF, Peter H. Harrison, as attorney for the Association, has caused his name to be hereto affixed this June 2, 2021.

MILLER HARRISON LLC


Peter H. Harrison, Towers Owners Association, Inc.

) ss.
COUNTY OF SALT LAKE)

On June 2, 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 13689844 BK 11189 PG 8016

EXHIBIT "A"

Preferred Trust Company Custodian FBO Curtis J Johnson, IRA AS TO AN UNDIVIDED 1.69% INTEREST.

Preferred Trust Company Custodian FBO Richard L Rosen, IRA AS TO AN UNDIVIDED 2.19% INTEREST.

The Ethell Family Trust AS TO AN UNDIVIDED 1.21% INTEREST.

Preferred Trust Company Custodian FBO Mark Buonauro, IRA AS TO AN UNDIVIDED 5.64% INTEREST.

Preferred Trust Company Custodian FBO Kathleen Wiggam, IRA AS TO AN UNDIVIDED 0.92% INTEREST.

Preferred Trust Company Custodian FBO Willem J De Goede, IRA AS TO AN UNDIVIDED 5.64% INTEREST.

Preferred Trust Company Custodian FBO Hasmukh Palu Tanna, IRA AS TO AN UNDIVIDED 2.49% INTEREST.

Deahn M Johnson, a married woman as her sole and separate property AS TO AN UNDIVIDED 1.75% INTEREST.

Yuan Lin, a married man as his sole and separate property AS TO AN UNDIVIDED 1.13% INTEREST.

The Guy Baker Investment Limited Partnership AS TO AN UNDIVIDED 1.49% INTEREST.

Preferred Trust Company Custodian FBO Constance R. Johnson, IRA AS TO AN UNDIVIDED 0.83% INTEREST.

Hasmukh Tanna, a single man as his sole and separate property AS TO AN UNDIVIDED 1.53% INTEREST.

Dean Robinson and Laurie L Robinson as Trustees of The Robinson Family Trust dated December 17, 2008 AS TO AN UNDIVIDED 2.82% INTEREST.

Preferred Trust Company Custodian FBO Thomas L Copeland, IRA AS TO AN UNDIVIDED 2.82% INTEREST.

Preferred Trust Company Custodian FBO Jose Haro, IRA AS TO AN UNDIVIDED 1.10% INTEREST.

Preferred Trust Company Custodian FBO Clifford V Matukonis, IRA AS TO AN UNDIVIDED 1.18% INTEREST.

Preferred Trust Company Custodian FBO Robert H Benton, IRA AS TO AN UNDIVIDED 1.95% INTEREST.

Preferred Trust Company Custodian FBO Julia M Sullivan, IRA AS TO AN UNDIVIDED 2.14% INTEREST.

Preferred Trust Company Custodian FBO Lawrence Jones, IRA AS TO AN UNDIVIDED 1.80% INTEREST.

Glenden R Friesen and Leslie Ruiz, together as joint tenants AS TO AN UNDIVIDED 0.56% INTEREST.

Orange Family Living Chapel AS TO AN UNDIVIDED 2.26% INTEREST.

Preferred Trust Company Custodian FBO Barbara Valadez, IRA AS TO AN UNDIVIDED 0.56% INTEREST.

Manuel O Sousa and Lenore A Sousa, together as joint tenants AS TO AN UNDIVIDED 4.09% INTEREST.

Michel C Thielen Living Trust AS TO AN UNDIVIDED 1.41% INTEREST.

Eleanor W Stellyes 1990 Trust AS TO AN UNDIVIDED 2.57% INTEREST.

Preferred Trust Company Custodian FBO Edward J Shultz, Roth IRA AS TO AN UNDIVIDED 1.30% INTEREST.

Wayne A Edwards and Deborah D Edwards, together as joint tenants AS TO AN UNDIVIDED 1.41% INTEREST.

Preferred Trust Company Custodian FBO Ana M Teran-Marrone, IRA AS TO AN UNDIVIDED 2.96% INTEREST.

Preferred Trust Company Custodian FBO Fredrick C Williams, IRA AS TO AN UNDIVIDED 3.84% INTEREST.

Preferred Trust Company Custodian FBO Monica P L Gandauli, IRA AS TO AN UNDIVIDED 2.67% INTEREST.

Preferred Trust Company Custodian FBO Cecilia A Holzhauer, IRA AS TO AN UNDIVIDED 0.64% INTEREST.

Thomas M Spencer and Gwen M Spencer, as Cotrustees of the Thomas M Spencer and Gwen M Spencer Revocable Living Trust Agreement, dated June 29,1983 AS TO AN UNDIVIDED 2.23% INTEREST.

Preferred Trust Company Custodian FBO Hing Yan Ngai, IRA AS TO AN UNDIVIDED 2.54% INTEREST.

Preferred Trust Company Custodian FBO David A Longoria IRA AS TO AN UNDIVIDED 1.41% INTEREST.

SA 1044 LLC AS TO AN UNDIVIDED 4.75% INTEREST.

Preferred Trust Company Custodian FBO Alfred Hernandez, IRA AS TO AN UNDIVIDED 5.09% INTEREST.

Preferred Trust Company Custodian FBO Timothy C Christensen, IRA AS TO AN UNDIVIDED 0.96% INTEREST.

Preferred Trust Company Custodian FBO Nguyen T Nguyen, IRA AS TO AN UNDIVIDED 2.94% INTEREST.

Preferred Trust Company Custodian FBO Donna G Thoennes, Roth IRA AS TO AN UNDIVIDED 1.07% INTEREST.

Donald J. Beckman, a single man as his sole and separate property AS TO AN UNDIVIDED 0.56% INTEREST.

Preferred Trust Company Custodian FBO Juan Reina, IRA AS TO AN UNDIVIDED 1.40% INTEREST.

Preferred Trust Company Custodian FBO Tee K. Ness, IRA AS TO AN UNDIVIDED 1.54% INTEREST.

Preferred Trust Company Custodian FBO Fathead Smith, IRA AS TO AN UNDIVIDED 0.90% INTEREST.

Dallas Wayne Kester, a single man as his sole and separate property AS TO AN UNDIVIDED 2.82% INTEREST.

Carol Ellen Sussman 2015 Trust AS TO AN UNDIVIDED 0.89% INTEREST.

Preferred Trust Company Custodian FBO Sherry L Cebada, Roth IRA AS TO AN UNDIVIDED 1.35% INTEREST.

Mike Fussel, a single man as his sole and separate property AS TO AN UNDIVIDED 0.56% INTEREST.

Preferred Trust Company Custodian FBO Gary L Hahn, IRA AS TO AN UNDIVIDED 0.85% INTEREST.

Preferred Trust Company Custodian FBO David F DeBlasio, IRA AS TO AN UNDIVIDED 1.41% INTEREST.

Preferred Trust Company Custodian FBO Hugh Richard Fischer, IRA AS TO AN UNDIVIDED 2.14% INTEREST.

EXHIBIT "B"

BEGINNING 146.666 FEET SOUTH 89 DEGREES 53'16" WEST FROM THE EAST QUARTER CORNER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89 DEGREES 53'16" WEST 191.58 FEET; THENCE SOUTH 0 DEGREES 06' WEST 297.0 FEET; THENCE NORTH 89 DEGREES 53'16" EAST 191.58 FEET; THENCE NORTH 0 DEGREES 06' EAST 297.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING CONVEYED BY THAT CERTAIN QUIT CLAIM DEED RECORDED JULY 17, 2019 AS ENTRY NO. 13031054 IN BOOK 10804 AT PAGE 2514, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, UPON A PORTION OF COUNTY PARCEL NUMBER 28-30-426-007, DESCRIBED IN SPECIAL WARRANTY DEED, ENTRY NUMBER 12925443, AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID PARCEL LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DRAPER CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID COUNTY PARCEL, 146.65 FEET NORTH 89°47'29" WEST AND 181.00 FEET SOUTH 00°33'24" WEST FROM THE EAST ONE-QUARTER CORNER OF SAID SECTION 30; RUNNING THENCE SOUTH 00°33'24" WEST 116.00 FEET ALONG SAID EAST LINE TO A POINT ON THE NORTH LINE OF 12200 SOUTH STREET; THENCE NORTH 89°47'29" WEST 160.87 FEET ALONG THE NORTH LINE OF SAID 12200 SOUTH STREET; THENCE NORTH 00°25'15" EAST 116.00 FEET; THENCE SOUTH 89°47'29" EAST 161.15 FEET TO THE POINT OF BEGINNING.

13693114
6/16/2021 3:01:00 PM \$40.00
Book - 11192 Pg - 377
RASHELLE HOBBS
Recorder, Salt Lake County, UT
LUNDBERG & ASSOCIATES, P.C.
BY: eCASH, DEPUTY - EF 1 P.

After Recording Return To:
Lundberg & Associates PC
3269 South Main Street, Suite 100
Salt Lake City, UT 84115

Case No. 18.72186.1/MSW

(lk)

Parcel ID #: 08-35-251-001

(Space above for County Recorder's use)

CANCELLATION OF NOTICE OF DEFAULT

The undersigned hereby cancels the notice of default filed for record August 21, 2018, with recorder's entry No. 12833799 in book 10705 at page 403, Salt Lake County, Utah, which notice of default refers to the trust deed executed by Leonard L. Warner and Linda K. Warner, and filed for record June 30, 2017, recorder's entry No. 12567990, Salt Lake County, Utah. The debt obligation associated with the above-referenced trust deed is hereby decelerated.

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

Beginning at the Northwest corner of Lot 1, Block 1, OAKWOOD, according to the official plat thereof, recorded in the office of the Salt Lake County Recorder, State of Utah and running thence South 85 feet; thence East 58 feet; thence North 85 feet; thence West 58 feet to the point of beginning. Being a portion of Lots 1, 2 and 3 of said Block 1, Oakwood.

DATED: 6/16/2021

Lundberg & Associates, PC, Trustee

[Signature]
Printed Name: LORE KING

Authorized Officer

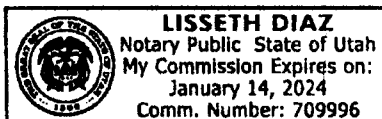
State of Utah)

: ss.

County of Salt Lake)

On this 16 day of June, 2021, before me, Lisseth Diaz, a notary public, personally appeared Lori King, 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



WHEN RECORDED MAIL TO:
BURT R. WILLIE
SMITH KNOWLES, P.C.
2225 Washington Boulevard, Suite 200
Ogden, UT 84401
Telephone: (801) 476-0303
Certified Mail No: 7020 3160 0000 6779 5500; 7020 3160 0000 6779 5517

13693929
6/17/2021 2:46:00 PM \$40.00
Book - 11192 Pg - 5107-5109
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SMITH KNOWLES PC
BY: eCASH, DEPUTY - EF 3 P.

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE OF DEFAULT is hereby given by Burt R. Willie, Trustee, on behalf of Jordan Pines Townhomes Owners Association, Inc. ("Association"), that pursuant to Utah Code Ann. § 57-8-45 and/or § 57-8a-302, the Association is foreclosing its claim of lien for unpaid homeowner assessments, fees, costs, interest and/or other charges arising from the Owner and Trustor Sylvia Mortensen's ("Owner") ownership in the real property owned by Owner and encumbered by that certain Enabling Declaration of Protective Covenants, Agreements, Conditions and Restrictions Affecting the Real Property of Jordan Pines Townhomes, a Planned Unit Development, West Jordan City, Salt Lake County, State of Utah, as amended and supplemented, recorded March 29, 1996, as Entry No. 6317151, in the Salt Lake County Recorder's Office, Utah ("Declaration").

The property owned by Owner and encumbered by the Declaration is more particularly described as:

UNIT 10A, BUILDING 10, CONTAINED WITHIN THE JORDAN PINES TOWNHOMES, A UTAH CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN SALT LAKE COUNTY, AS ENTRY NO. 6317150 IN BOOK 96-3 AT PAGE 96 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON MARCH 29, 1996 IN SALT LAKE COUNTY, AS ENTRY NO. 6317151 IN BOOK 7363 AT PAGE 2271 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

TAX I.D. NO. 27-05-282-049

Also known as: 3205 W. Brynwood Pine Way, West Jordan, Utah 84088
("Property")

Record or Reputed Owner: Sylvia Mortensen ("Owner")

The Trustor and Owner are subject to the provisions of the Utah Condominium Act or the Community Association Act ("Act") by virtue of the Owner accepting title to this unit on November 20, 2015, recorded as Entry No. 12174851, in the office of the Salt Lake County Recorder, Utah.

Owner has breached her assessment obligation required by the Declaration and reflected by the lien recorded on March 31, 2021, as Entry No. 13616043, 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. As required by Utah Code Ann. § 57-8-46 or § 57-8a-303, the Trustee gave Owner a Notice of Nonjudicial Foreclosure and Right to Demand Judicial Foreclosure at least 30 days prior to recording this Notice of Default. Owner did not request a judicial foreclosure.

By reason of the failure of the Owner to pay the association's assessment and pursuant to the provisions of Utah Code Ann. § 57-1-1 *et. seq.*, §57-8-1, *et. seq.*, and/or § 57-8a-101, *et. seq.*, the Association hereby elects through the Trustee to cause the interest of the record Owner 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 the Association's lien for unpaid association assessments.

THEREFORE, NOTICE IS HEREBY GIVEN that the undersigned Trustee has elected, pursuant to the Declaration and Utah Code Ann. § 57-8-45 or § 57-8a-302, to sell the unit through nonjudicial foreclosure.

DATED this 17th day of June, 2021.

SMITH KNOWLES, P.C.

By:



BURT R. WILLIE

Attorney for Jordan Pines Townhomes
Owners Association, Inc.

STATE OF UTAH)
 : SS
COUNTY OF WEBER)

BURT R. WILLIE, being first duly sworn, appeared and acknowledged that he is the attorney for the Association and has knowledge of the facts set forth in the foregoing NOTICE OF DEFAULT AND ELECTION TO SELL; that he has read said notice and knows the contents thereof, is authorized by the Association to execute the foregoing, and that the same is true and correct of his own knowledge and belief.

DATED this 17th day of June, 2021.



Tarryn Galloway

NOTARY PUBLIC

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION RECEIVED WILL BE USED FOR THAT PURPOSE.
THIS IS A CONTINUING LIEN. THE AMOUNT WILL INCREASE UNTIL PAID.

Exhibit "A"

Lot 422, PURPLE HILLS NO. 4, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel ID #: 27-05-131-008
Case No. 16.66110.9\LB

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT10616

13695579
6/21/2021 10:33:00 AM \$40.00
Book - 11193 Pg - 7087-7088
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 November 29, 2018, and executed by Jesse R. Boone and Jennette Boone, as Trustees of the Jesse and Jennette Boone Trust dated April 18, 2012, as Trustors, in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for 5th Street Capital, Inc., its successors and assigns as Beneficiary, but Wilmington Trust, National Association, not in its individual capacity but solely as Trustee for MFRA Trust 2016-1 being the present Beneficiary, in which Cottonwood Title was named as Trustee. The Trust Deed was recorded in Salt Lake County, Utah, on November 30, 2018, as Entry No. 12894491, in Book 10734, at Page 4636-4660, of Official Records, all relating to and describing the real property situated in Salt Lake County, Utah, particularly described as follows:

Lot 17, The Ridge Subdivision, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder. **TAX # 28-15-326-059**

Purportedly known as 2293 East High Ridge Lane, Sandy, UT 84092 (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 Trustors 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 21st day of June, 2021.

HALLIDAY, WATKINS & MANN, P.C.:

By: [Signature]
Name: Armond 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. UT10616

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

The foregoing instrument was acknowledged before me this June 21,
2021, by Armond J. Howell as an attorney and authorized agent of the law firm of Halliday,
Watkins & Mann, P.C., the Successor Trustee.

[Signature]
Notary Public

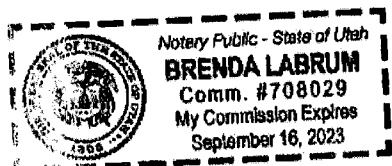


Exhibit "A"

Lot 8, DANCING MEADOWS SUBDIVISION, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

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. 19.75443.2

Parcel ID #: 20-03-226-077

WHEN RECORDED RETURN TO:

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

13698642
6/23/2021 1:04:00 PM \$40.00
Book - 11195 Pg - 4334-4335
RASHELLE HOBBS
Recorder, Salt Lake County, UT
LSI TITLE CO
BY: eCASH, DEPUTY - EF 2 P.

NOTICE OF DEFAULT

T.S. NO.: 096466-UT

APN: 28-09-305-035

NOTICE IS HEREBY GIVEN THAT ROURK MCRAE as Trustor, BENJAMIN MANN as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UTAH FIRST FEDERAL CREDIT UNION, ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 11/1/2019 and recorded on 11/6/2019, as Instrument No. 13117527 in Book 10856 Page 5064-5079, in the official records of Salt Lake County, Utah, covering the following described real property situated in said County and State, to-wit:

LOT 10, WHITE CITY NO. 35, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

The obligation included a Note for the principal sum of \$235,400.00.

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 10/1/2020 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. 096466-UT

By reason of such default, UNITED SHORE FINANCIAL SERVICES, LLC D/B/A UNITED WHOLESALE MORTGAGE, 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: 6/22/2021

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.

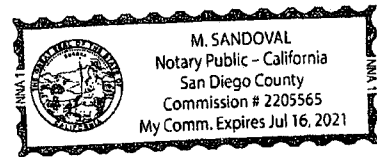
State of California)
County of San Diego)

M.Sandoval

On JUN 22 2021 before me, _____, 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 M.Sandoval (Seal)



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

13699031
6/23/2021 3:52:00 PM \$40.00
Book - 11195 Pg - 6728-6729
RASHELLE HOBBS
Recorder, Salt Lake County, UT
LUNDBERG & ASSOCIATES, P.C.
BY: eCASH, DEPUTY - EF 2 P.

Case No. 21.80514.1\BP



Parcel ID #: 22-14-152-010

(Space above for County Recorder's use)

NOTICE OF DEFAULT AND ELECTION TO SELL

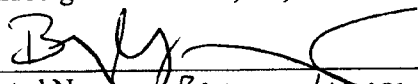
Kimberlee W. Pedersen and Robert G. Pedersen II, Trustees of the Kimberlee W. Pedersen Living Trust, dated the 1st day of June, 2009, as trustors, executed a trust deed dated April 18, 2019 to secure the performance of promissory note obligations. The trust deed was filed for record on April 19, 2019, with recorder's entry No. 12971682, in Book 10771 at Page 8541, 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 promissory note matured December 31, 2019. 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: 6/23/2021

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.

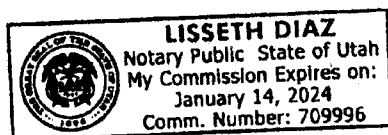
(801) 263-3400

State of Utah)

: ss.

County of Salt Lake)

On this 23 day of JUNE, 2021, before me, LISSETH 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.



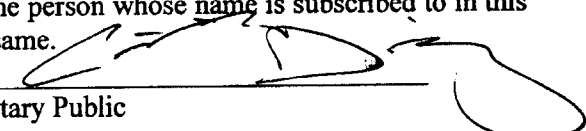

Notary Public

Exhibit "A"

Beginning at a point 41.25 feet North and 27.5 feet West of the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 14, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence North 05° West 105.0 feet; thence North 55°30' West 63.8 feet; thence South 65°15' West 42.2 feet; thence North 66° West 26.7 feet; thence North 77°30' West 93.2 feet; thence North 8.0 feet; thence West 172.0 feet; thence South 162.1 feet; thence East 387.5 feet to the point of beginning.

Together with all buildings and other improvements, fixtures, and equipment now or hereafter located on the real property, all right, title, interest, and privileges of the Trustor in and to all streets, roads, and alleys used in connection with or pertaining to such real property, all water and water right, (including stock or other evidence of ownership in irrigation, canal and other stock water companies), minerals, oil and gas, and other hydrocarbon substances in, or or under the real property, all appurtenances, easements, rights and rights of way appurtenant or related thereto, and all air rights, development rights and credits, licenses, and permits relates to the real property.

Case No. 21.80514.1

Parcel ID #: 22-14-152-010

(5)

When Recorded, Mail to:
Community Development Fund of Utah
501 East 1700 South
Salt Lake City, Utah 84105

13700076
6/24/2021 2:57:00 PM \$40.00
Book - 11196 Pg - 2327-2328
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SECURED LAND TITLE
BY: eCASH, DEPUTY - EF 2 P.

OWN IN Salt Lake County
REQUEST FOR NOTICE OF DEFAULT

Request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale under that certain Trust Deed filed for record June 24, 2021, as entry No. 13699190, in Book 11196, at page 185-1799, Salt Lake County Recorder, in which

MERS is named as the Beneficiary,
(Lending Financial Institution, holder of 1st mortgage)

Secured Land Title is named as the Trustee, and
(Name of Title Company)

James Pugh, an Unmarried Man is named as Trustor, regarding the following described property located in Salt Lake County, State of Utah

BEGINNING AT A POINT SOUTH 32° EAST 35.0 FEET FROM THE SOUTHWEST CORNER OF LOT 110, OQUIRRH HILLS NO. 4, IN THE COUNTY OF SALT LAKE, STATE OF UTAH, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY; AND RUNNING THENCE NORTH 32° WEST 55.0 FEET; THENCE SOUTH 58° WEST 121.88 FEET TO THE POINT OF BEGINNING.

Tax ID # 14-29-306-002

Address: 3259 South Katherine Drive, Magna, UT 84044

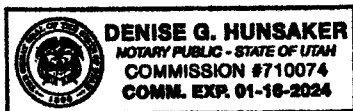
To be mailed to: Community Development Fund of Utah
501 East 1700 South
Salt Lake City, Utah 84105

Dated this 14th day of June, 2021

Lorie Dudley
Lorie Dudley, CFO
COMMUNITY DEVELOPMENT FUND OF UTAH

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

On the 14th day of June, 2021, personally appeared before me Lorie Dudley, Signer of the foregoing instrument who duly acknowledged to me that she executed the same.



[Signature]
Notary Public

EXHIBIT A TO COMPLETION CERTIFICATE

PROPERTY DESCRIPTION

LEGAL DESCRIPTION

BEGINNING AT A POINT SOUTH 32° EAST 35.0 FEET FROM THE SOUTHWEST CORNER OF LOT 110, OQUIRRH HILLS NO. 4, IN THE COUNTY OF SALT LAKE, STATE OF UTAH, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY; AND RUNNING THENCE NORTH 32° WEST 55.0 FEET; THENCE NORTH 58° EAST 110.19 FEET; THENCE SOUTH 21° EAST 20.38 FEET; THENCE SOUTH 56° EAST 38.30 FEET; THENCE SOUTH 58° WEST 121.88 FEET TO THE POINT OF BEGINNING.

Parcel number: 14-29-306-002-0000

Also known as: **3259 SOUTH KATHERINE (8800 WEST), MAGNA, UTAH, 84044**

13700347
 6/24/2021 4:23:00 PM \$40.00
 Book - 11196 Pg - 3954-3955
 RASHELLE HOBBS
 Recorder, Salt Lake County, UT
 LUNDBERG & ASSOCIATES, P.C.
 BY: eCASH, DEPUTY - EF 2 P.

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

Case No. 21.79816.1\MSW
m

Parcel ID #: 22-18-404-038 (Space above for County Recorder's use)

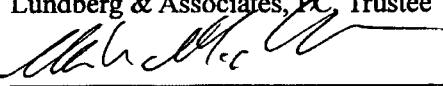
NOTICE OF DEFAULT AND ELECTION TO SELL

Steve Thompson and Dorothy Thompson, as trustors, executed a trust deed dated February 7, 2008 to secure the performance of promissory note obligations. The trust deed was filed for record on February 12, 2008, with recorder's entry No. 10345849, in Book 9569 at Page 466, Salt Lake County, Utah, and covers the following real property:

See Exhibit "A"

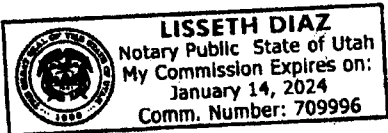
A breach of an obligation for which the trust property was conveyed as security has occurred. The monthly payment obligation set forth in the promissory note is in default. All delinquent monthly payments, together with all unpaid taxes, insurance and other obligations under the promissory note and trust 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: June 24, 2021

Lundberg & Associates, PC, Trustee

 Printed Name: Mark Middlemas
 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 24 day of June, 2021, before me, Lisbeth Diaz, a notary public, personally appeared Mark Middlemas, 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.



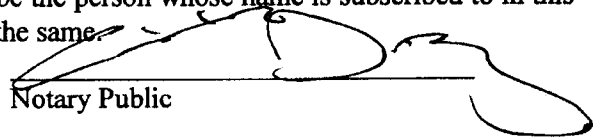

 Notary Public

Exhibit "A"

Lot 23, EREKSON DAIRY SUBDIVISION, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

Less and excepting therefrom the following described property:

Beginning at the Southeast corner of Lot 23, Erekson Dairy Subdivision, according to the official plat thereof on file and of record in the Salt Lake County Recorder's office, and running thence South 53 deg. 10'13" West along the Southerly line of said Lot 23, 76.67 feet; thence North 51 deg. 00' East 76.81 feet to Kerry Circle; thence Southeasterly on a 50 foot radius curve to the left (chord bears South 35 deg. 09'44" East 2.91 feet) a distance of 2.91 feet to the point of beginning.

Together with the following described property:

Beginning at the Western most corner of Lot 22, Erekson Dairy Subdivision, according to the official plat thereof on file and of record in the Salt Lake County Recorder's office, and running thence North 53 deg. 10'13" East along the Northwesterly line of said Lot 22, 34.12 feet; thence South 51 deg. 00' West along a fence 34.19 feet; thence North 35 deg. 00' West 1.30 feet to the point of beginning.

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. 21.79816.1\MSW

Parcel ID #: 22-18-404-038

2

13706744
07/01/2021 03:05 PM \$40.00
Book - 11200 Pg - 5079-5080
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
BRUCE L RICHARDS
455 E 500 S STE 401
SALT LAKE CITY UT 84111
BY: DDK, DEPUTY - MA 2 P.

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Bruce L. Richards & Associates
455 East 500 South, Suite 401
Salt Lake City, UT 84111

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

NOTICE IS HEREBY GIVEN that Bruce L. Richards, a member of the Utah State Bar, is Successor Trustee under a Deed of Trust dated November 17, 2015, executed by Christopher J. Wickstrom and Rebecca J. Wickstrom, as Trustors, to secure certain obligations in favor of Cyprus Federal Credit Union, as Beneficiary, and recorded November 23, 2015, as Entry Number 12175297 in Book 10381 at Page 3862, official records of the County Recorder of Salt Lake County, State of Utah. The real property described in said Deed of Trust is located in Salt Lake County, State of Utah, and is more particularly described as follows:

Lots 5 and 6, Block 1, HILLCREST SECOND ADDITION, a Subdivision of Lot 7, Block 27, Ten Acre Plat "A", Big Field Survey, according to the official plat thereof on file as recorded in the office of the Salt Lake County Recorder.
#16-29-227-032.

Said Deed of Trust has been given to secure the performance due under a Promissory Note for the original principal amount of \$50,000.00.

The beneficial interest under said Deed of Trust and the obligations secured thereby are now owned and held by Cyprus Federal Credit Union.

The trustee maintains a bona fide office in the state meeting the requirements of Subsection 57-1-21(1)(b). The address of the office of the trustee is 455 East 500 South, Suite 401 Salt Lake City, UT 84111. The hours during which the trustee can be contacted regarding the notice of default are 8:30 a.m. to 5:00 p.m., Monday through Friday, with the exception of legal holidays. The trustee may be contacted by telephone during these hours at (801) 972-0307.

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT11114

13706870
7/1/2021 3:55:00 PM \$40.00
Book - 11200 Pg - 5581-5582
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 June 21, 2006, and executed by Dawn A. Sweazey, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Accredited Home Lenders, Inc., its successors and assigns as Beneficiary, but U.S. Bank National Association, as indenture trustee, for the holders of the CIM Trust 2021-NR1, Mortgage-Backed Notes, Series 2021-NR1 being the present Beneficiary, in which Guardian Title Co. was named as Trustee. The Trust Deed was recorded in Salt Lake County, Utah, on June 28, 2006, as Entry No. 9767632, in Book 9314, at Page 9264-9282, of Official Records, all relating to and describing the real property situated in Salt Lake County, Utah, particularly described as follows:

Beginning 160 rods West and 60 rods South from the East Quarter corner of Section 30, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence South 135 feet; thence East 25 feet; thence South 30 feet; thence East 143 feet; thence North 165 feet; thence West 168 feet to the point of beginning.

Also:

Beginning at a point 70 rods South from Northwest corner of the Southeast Quarter of Section 30, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running thence East 25 feet; thence North 30 feet; thence West 25 feet; thence South 30 feet to the point of beginning.

Less and excepting therefrom any portion lying within the bounds of 9200 West Street.

Also less and excepting any portion lying within the bounds of the Utah and Salt Lake Canal.

Situate in Salt Lake County, State of Utah. **TAX # 14-30-406-005**

Purportedly known as 3250 South 9200 West, Magna, UT 84044 (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 1st day of July, 2021.

HALLIDAY, WATKINS & MANN, P.C.:

By: [Signature]

Name: Benjamin Mann

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

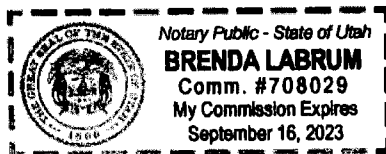
Office Hours: Mon.-Fri., 8AM-5PM (MST)

File No. UT11114

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

The foregoing instrument was acknowledged before me this July 1 2021, by Benjamin Mann as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the Successor Trustee.

[Signature]
Notary Public



(4)

When Recorded, Mail to:
Community Development Fund of Utah
501 East 1700 South
Salt Lake City, Utah 84105

13707248
7/2/2021 9:47:00 AM \$40.00
Book - 11200 Pg - 8011
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SECURED LAND TITLE
BY: eCASH, DEPUTY - EF 1 P.

OWN IN Salt Lake County
REQUEST FOR NOTICE OF DEFAULT

Request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale under that certain Trust Deed filed for record July, 2021, as entry No. 13700401, in Book 11200, at page 305-309, Salt Lake County Recorder, in which

MERS is named as the Beneficiary,
(Lending Financial Institution, holder of 1st mortgage)

Secured Land Title is named as the Trustee, and
(Name of Title Company)

Ahmad Munir Mujadidi, a Married Man is named as Trustor, regarding the following described property located in Salt Lake County, State of Utah

LOT 35, WHITE CITY NO. 8 SUBDIVISION, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Tax ID # **28-17-176-005**

Address: **852 East Larkspur Drive, Sandy, UT 84094**

To be mailed to: **Community Development Fund of Utah
501 East 1700 South
Salt Lake City, Utah 84105**

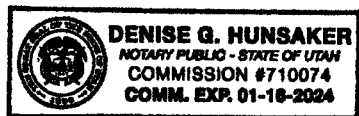
Dated this **22nd** day of **June, 2021**

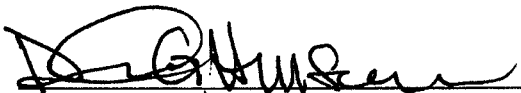


Lorie Dudley, CFO
COMMUNITY DEVELOPMENT FUND OF UTAH

STATE OF UTAH }
 :SS
COUNTY OF SALT LAKE }

On the **22nd** day of **June, 2021**, personally appeared before me **Lorie Dudley**, Signer of the foregoing instrument who duly acknowledged to me that he executed the same.





Notary Public