

WHEN RECORDED RETURN TO:
David R. Nielson
Skoubye Nielson & Johansen, LLC
999 East Murray-Holladay Road, Suite 200
Salt Lake City, Utah 84117
Hours: 9 a.m. to 5 p.m., Monday through Friday
(801) 365-1030

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN by David R. Nielson, Successor Trustee, that a default has occurred under the Trust Deed executed on February 21, 2017 by R & R Real Estate Holdings, LLC aka D & R REAL ESTATE HOLDINGS, LLC, as Trustor, in which MICHAEL BECK is named as Beneficiary and VANGUARD TITLE INSURANCE AGENCY, LLC was named as the original Trustee, and filed for record on February 23, 2017 in the Utah County Recorder's office as entry number 18233:2017, involving the following real property (the "Trust Property"):

Legal description:

LOT 1, PLAT "A", MGS SUBDIVISION, A REVISION OF LOT 17 AND A PART OF LOT 18, EASTLAKE AT GENEVA, INDUSTRIAL BUSINESS PARK PHASE 1 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH

TOGETHER WITH THE COVENANTS AND RESTRICTIONS AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED MARCH 8, 2005, AS ENTRY NO. 24145:2005 OF OFFICIAL RECORDS.

ALSO TOGETHER WITH THE RIGHTS, BENEFITS AND EASEMENTS AS SET FORTH IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CONDITIONS AND RESTRICTIONS FOR EASTLAKE AT GENEVA INDUSTRIAL BUSINESS PARK, PHASE 1, AND RECORDED DECEMBER 7, 2007 AS ENTRY NO. 170124:2007 OF OFFICIAL RECORDS, AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO.

ALSO, TOGETHER WITH THE RIGHTS, BENEFITS AND EASEMENTS AS SET FORTH IN THAT CERTAIN NON-EXCLUSIVE ASSIGNMENT OF CLOSING DATED JANUARY 29, 2008, BY AND BETWEEN ANDERSON GENEVA, LLC, ICE CASTLE RETIREMENT FUND, L.L.C. AND ANDERSON GENEVA DEVELOPMENT, INC. AND RECORDED FEBRUARY 1, 2008 AS ENTRY NO. 12004:2008 OF OFFICIAL RECORDS, AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO.

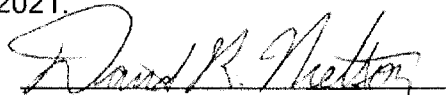
ALSO, TOGETHER WITH ACCESS EASEMENTS FOR THE BENEFIT OF LOT 2 ACROSS LOT 1 MGS SUBDIVISION PLAT "A", A REVISION OF LOT 17 AND A PART OF LOT 18, EASTLAKE AT GENEVA, INDUSTRIAL BUSINESS PARK PHASE 1 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

Tax Identification Number: 46-931-0001

Address: 425 E. 1600 N., Vineyard, UT 84057

Trustor failed to timely pay the amounts required by the Trust Deed and allowed tax liens to encumber the property that Beneficiary redeemed, thereby breaching the Trust Deed and its underlying note (and modifications thereto). By reason of such default, the Successor Trustee hereby declares that all amounts secured by the Trust Deed are immediately due and payable and elects to cause the Trust Property to be sold to satisfy the obligations secured thereby.

DATED this 28 day of April, 2021.

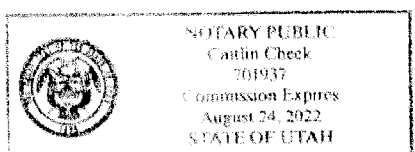

DAVID R. NIELSON
Successor Trustee


CERTIFICATE OF ACKNOWLEDGMENT

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

On this 28 day of April, 2021, before me, Carlin Check, a notary public, personally appeared David R. Nielson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same. Witness my hand and official seal.

[SEAL]




NOTARY PUBLIC
My commission expires: Aug 24, 2022
Residing at: 20 N Main St Heber City, UT

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, Robert Derricott ("Owner") is the record owner of, LOT 2, PLAT 16, CRESTHAVEN VILLAGE TOWNHOMES SUB AREA 0.029 AC. located in Utah County, Utah (the "Property") as created by the Amended and Restated Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain ("association") as amended and supplemented, recorded as Entry No. 88194 in the Utah County Recorder's on June 18, 2007 (the "Declaration"). The property owned by Owner and encumbered by the Declaration at 4151 N CRESTHAVEN LN, Lehi, UT 84043 is more particularly described as:

LOT 2, PLAT 16, CRESTHAVEN VILLAGE TOWNHOMES SUB AREA 0.029 AC.


Parcel ID No. 65:448:0002.

WHEREAS, one of Owner's obligations under the Declaration was to pay all assessments imposed upon, assessed or charged to LOT 2, PLAT 16, CRESTHAVEN VILLAGE TOWNHOMES SUB AREA 0.029 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 28, 2021 as Entry No. 16233 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.

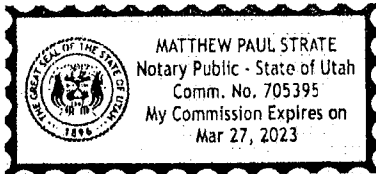
THEREFORE, NOTICE IS HEREBY GIVEN that the undersigned Trustee has elected, pursuant to Utah Code Section 57-8a-302 to sell or cause to be sold LOT 2, PLAT 16, CRESTHAVEN VILLAGE TOWNHOMES SUB AREA 0.029 AC.,

Dated: 4/30/21


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 30 day of April, 2021.



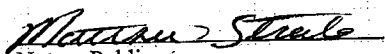

Matthew Paul Strate
Notary Public
Residing in the State of Utah

Exhibit "A"

Lot 1, Plat "A", HUNTER ESTATES SUBDIVISION, according tot the official plat thereof recorded in the office of the Utah County Recorder.

More Correctly Described As:

Lot 1, Plat "A", HUNTER ESTATES SUBDIVISION, according to the official plat thereof recorded in the office of the Utah 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. 21.79633.1\RL

Parcel ID #: 41-281-0001