6/27/25, 4:16 PM docSearchResults.title

## New SearchModify SearchPrintable Version

You searched for: RecordingDateID >= Thu Jun 05 00:00:00 MDT 2025 and <= Fri Jun 27 00:00:00 MDT 2025 and Document Types Searched Over=Notice of Default

2 items found, displaying all items.1

Description	Summary					Add All to My Images
Notice of Default 00834087	10:45:59 AM Related:	16-0000	From: CEDAR PARK TOWNHOME HOMEOWNERS ASSOCIATION WNHOMES, PHASE 1; TOO	To: CONGER RAYMOND/DENYM, CONGER DENYM G W/ UND INT IN	Subd: CEDAR PARK TOWNHOMES PHASE 1 Unit: 16	View ImageAdd to My Images
Notice of Default 00834874	12:16:29 PM 03 Related:	00-000A-	From: SCALLEY READING BATES HANSEN & RASMUSSEN P C RDENS SUBDIVISION.	To: PARRY CAMERON R	Subd: ENOCH GARDENS BLK A Lot: 3	View ImageAdd to My Images

<sup>2</sup> items found, displaying all items.1

New SearchModify SearchPrintable Version

B: 1718 P: 348 00834087

B: 1718 P: 348 Fee \$40.00 Carri R. Jeffries, Iron County Recorder - Page 1 of 1 06/10/2025 10:45:59 AM By: MILLER HARRISON LLC

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

## NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN THAT Cedar Park Townhome Homeowners Association, Inc., an association (the "Association") governed by, the Cedar Park Townhomes Planned Unit Development Amended and Restated Declarations of Covenants, Easements, Conditions and Restrictions, recorded as Entry #00549114, on March 21, 2007, in the Recorder's Office of Iron County, Utah ("Declaration"), serving as a lien upon those certain lands and premises owned by Raymond Conger and Denym Conger at 370 West 1425 North #16, Cedar City, Utah 84721, Iron County, Utah and further described as follows:

Legal Description: UNIT 16, CEDAR PARK TOWNHOMES PHASE 1; TOG W/UND INT IN COMMON AREA

Property Address: 370 West 1425 North, Cedar City, Utah 84720

Parcel ID #: **B-1891-0016-0000** 

A breach of the Owner's obligations has occurred, as provided in 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 \$3,962.00 as of the date of this notice, to be immediately due and payable. The association further herby gives notice that the above-described real property shall be sold to satisfy the aforestated obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs of collection and further accruing common area maintenance fees and penalties.

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

IN WITNESS HEREOF, Caleb O. Andrews, as attorney for the Association, has caused his name to be hereto affixed this June 10, 2025.

Caleb O. Andrews

MILLER HARBISON LL

As authorized agent for Cedar Park Townhome

Homeowners Association, Inc.

) ss. COUNTY OF WASHINGTON

On June 10, 2025, personally appeared before me Caleb O. Andrews, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public

Autumn Kirkham Notary Public, State of Utah Commission # 740906 My Commission Expires January 7, 2029

1720 P: 352

Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 1 06/26/2025 12:16:29 PM By: SCALLEY READING BATES HANSEN & RASMUSSEN, P.C.

ELECTRONICALLY RECORDED FOR:

SCALLEY READING BATES HANSEN & RASMUSSEN, P.C.

Attn: Marlon L. Bates

15 West South Temple, Ste 600 Salt Lake City, Utah 84101 Telephone No. (801) 531-7870

Business Hours: 9:00 am to 5:00 pm (Mon.-Fri.)

Trustee No. 27050-678F

Parcel No. A-0780-000-000A-03

## **NOTICE OF DEFAULT**

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust executed by Cameron R. Parry, a married man as trustor(s), in which Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mountain America Federal Credit Union, its successors and assigns is named as beneficiary, and Mountain View Title and Escrow, Inc. is appointed trustee, and filed for record on March 5, 2013, and recorded as Entry No. 640352, in Book 1260, at Pages 1193-1207, Records of Iron County, Utah.

LOT 3, BLOCK A, ENOCH GARDENS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE IRON COUNTY RECORDER'S OFFICE.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the January 1, 2025 monthly installment and all subsequent installments thereafter as required by the Note. Therefore, pursuant to the demand and election of the beneficiary, the trustee hereby elects to sell the trust property to satisfy the delinquent obligations referred to above. All delinquent payments, late charges, foreclosure costs, and property taxes and assessments, if any, must be paid in full within three months of the recording of this Notice to reinstate the loan. Furthermore, any other default, such as a conveyance of the property to a third party, allowing liens and encumbrances to be placed upon the property, or allowing a superior lien to be in default, must also be cured within the three-month period to reinstate the loan.

DATED this **26** day of June, 2025.

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

trustee

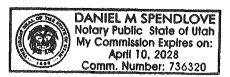
By: Marlon L. Bates Its: Supervising Partner

STATE OF UTAH

: ss

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 26 day of June, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC