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| Notice of Default 00846492 | B: 1753 P: D-0223- 0001-0131 From: JENKINS BRUCE To: KUKAL GERALD Subd: 3200 SUBD Lot: 131 755, ... C C/BARBARA A J/T, KUKAL BARBARA A J/T 04/03/2026 03:43:42 PM Related: LOT 131, 3200 SUBDIVISION. TOG W/ PUBLIC RDWY EASE DESC R... | View ImageAdd to My Images |

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

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

NOTICE IS HEREBY GIVEN by Bruce C. Jenkins, a member of the Utah State Bar and the Trustee appointed by Thirty-Two Hundred Homeowners Association ("Association"), that a default has occurred under that certain Amended Declaration of Covenants and Restrictions of the Thirty Two Hundred Subdivision ("Declaration"), in the official records of the Iron County Recorder, State of Utah, recorded on March 19, 1981, as Entry No. 225006, and any amendments thereto, concerning real property reputed to be owned by **Gerald C. Kukal and Barbara A. Kukal, husband and wife as joint tenants ("Owner")**, covering real property located at Lot 131 ("Property"), and more particularly described as follows:

Lot One Hundred Thirty-one (131) of THE 3200 SUBDIVISION, according to the Official Plat thereof as filed in the Office of the Iron County Recorder.

TOGETHER WITH a tract of land 33 feet wide on each side of the following described center line to be used for a public roadway:

Beginning at a point which is the intersection of the North property line of The 3200 Subdivision and the center line of Bristlecone.

Thence along a curve to the left, 34.96 feet with a radius of 71.80 feet at a central angle of 27°55'01"

Thence North 11°58'06" West, 107.94 feet

Thence along a curve to the right, 124.99 feet with a radius of 185.53 feet at a central angle of 38°48'32"

Thence North 26°50'26" East, 248.11 feet

Thence along a curve to the left, 158.17 feet with a radius of 427.39 feet at a central angle 21°12'16"

Thence North 5°38'10" East, 99.82 feet

Thence along a curve to the left, 117.48 feet with a radius of 234.59 feet at a central angle of 28°41'35"

Thence North 23°03'25" West, 72.64 feet

Thence along a curve to the right, 117.53 feet with a radius of 86.05 feet at a central angle 78°15'27"

Thence North 55°12'02" East, 37.66 feet to a point which is the intersection of the extension of Deep Canyon Drive and a centerline of Summit Mountain Road.

Excepting therefrom all oil and gas deposits and the right of ingress and egress to drill for oil and gas deposits.

TOGETHER WITH all improvements and appurtenances thereunto belonging.

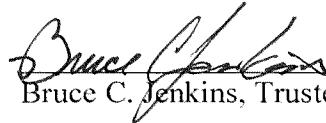
PARCEL NUMBER: D-0223-0001-0131.

Said Declaration obligates the reputed Owner for assessments and such Owner is delinquent in the payment of such assessments. A Notice of Delinquent Assessments and Continuing Lien and Request for Notice ("Lien") was recorded on February 12, 2026 as Entry No. 00844167. A breach of, and default in, the obligations for which the Property is security has occurred in that payment and monthly assessments have not been made when due and there is a delinquency, together with any accruing assessments, late fees, attorney fees, interest, costs, expenses which have accrued and are hereafter accruing and incurred in enforcing the terms of the Declaration and Lien.

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

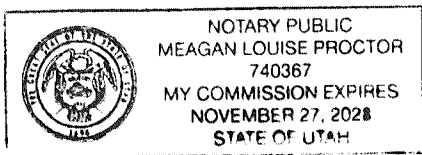
DATED this 1st day of April 2026.

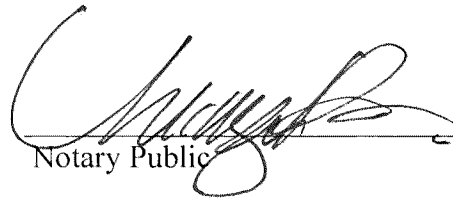
JENKINS BAGLEY SPERRY, PLLC


Bruce C. Jenkins, Trustee

STATE OF UTAH)
 : ss.
County of Washington)

On the 1st day of April, 2026, personally appeared before me Bruce C. Jenkins, the signer of the above instrument, whose identity is known to me, who duly acknowledged before me that he executed the same.




Notary Public

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

Bruce C. Jenkins, Esq.
285 W. Tabernacle St., Suite 301, St. George, UT 84770
9:00 a.m. through 5:00 p.m., Monday through Friday, except holidays
Phone: (435) 656-5008, Fax: (435) 656-8201

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