

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, Alberto Ramirez ("Owner") is the record owner of , Lot 203 Harbor Bay phase 2 subdv located in Utah County, Utah (the "Property") as created by the Declaration of Covenants, Conditions and Restrictions for Lake Mountain Estates ("association") as amended and supplemented, recorded as Entry No. 33696 in the Utah County Recorder's on May 02, 1997 (the "Declaration"). The property owned by Owner and encumbered by the Declaration at 93 E Beacon Drive, Saratoga Springs, UT 84045 is more particularly described as:

Lot 203 Harbor Bay phase 2 subdv

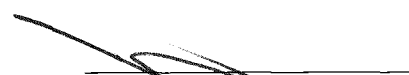
Parcel ID No. 41:633:0203

WHEREAS, one of Owner's obligations under the Declaration was to pay all assessments imposed upon, assessed or charged to Lot 203 Harbor Bay phase 2 subdv, 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 July 20, 2018 as Entry No. 68318:2018 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.

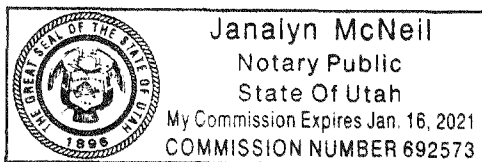
THEREFORE, NOTICE IS HEREBY GIVEN that the undersigned Trustee has elected, pursuant to Utah Code Section 57-8a-302 to sell or cause to be sold Lot 203 Harbor Bay phase 2 subdv.


Dated: 9/10/18

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

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE        )

SUBSCRIBED AND SWORN before me on this 10th day of September, 2018.



  
\_\_\_\_\_  
Notary Public  
Residing in the State of Utah