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5/8/2020 4:29:00 PM \$40.00
Book - 10940 Pg - 9144
RASHELLE HOBBS
Recorder, Salt Lake County, UT
GT TITLE SERVICES SLC
BY: eCASH, DEPUTY - EF 1 P.

RETURN TO:
David B. Boyce, PLLC File No. 7481
2340 Berkeley Street Order No. SL30381T
SLC, UT 84109 Parcel No. 22-30-201-003 and 22-30-201-004

NOTICE OF DEFAULT & ELECTION TO SELL

Notice is hereby given that a breach of an obligation has occurred under the Promissory Note, in the original principal amount of \$163,200.00, secured by a Trust Deed executed by Jonathan Oliver, as Trustor, and delivered to Tyler J. Turner, Esq., as Trustee, for the benefit of Griffiths & Turner Inc., as Trustee of The 7039 S. 300 E. Loan Trust, U/A/D 9/4/19, the Beneficiary, and recorded September, 9, 2019 as Entry 13069482 in the office of the Recorder of Salt Lake County, State of Utah, covering real property described as:

PARCEL 1:
COMMENCING 200.64 FEET EAST AND 159 FEET SOUTH FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE WEST 208.39 FEET; THENCE SOUTH 50 FEET; THENCE EAST 208.39 FEET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
COMMENCING 200.64 FEET EAST AND 209 FEET SOUTH FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE WEST 208.39 FEET; THENCE SOUTH 24.5 FEET; THENCE EAST 208.39 FEET; THENCE NORTH 24.5 FEET TO THE POINT OF BEGINNING.

The loan payoff deadline in the Promissory Note has passed and all sums secured by the Trust Deed are due in full. As a result of this breach, the Successor Trustee invokes the Trust Deed's power of sale by commencing foreclosure. If the loan is not paid in full and three months elapse from the recording date of this Notice, a foreclosure sale may be scheduled to satisfy the obligations.

David B. Boyce, PLLC, Successor Trustee

Dated 5-7-2020

STATE OF UTAH)
 ss.
County of Utah)

Brad Boyce
By: Brad D. Boyce, Attorney
2340 Berkeley St., SLC, UT 84109
(801) 485-5455; 9:00 a.m.-5:00 p.m.

On May 7, 2020, Brad D. Boyce, signer of the within instrument, personally appeared before me and duly acknowledged to me that he executed the same as an authorized agent for the law firm of David B. Boyce, PLLC.

[Signature]
NOTARY PUBLIC

