

The Order of the Court is stated below:

Dated: June 05, 2020  
09:18:31 AM

/s/ AMBER A SMITH  
District Court Clerk



Matthew G. Grimmer (Bar No. 9692)  
mgrimmer@grimmerdavis.com  
**GRIMMER DAVIS REVELLI & BALLIF, PC**  
UCCU Financial Center  
3333 N. Digital Drive, Suite 460  
Lehi, Utah 84043  
Telephone: (801) 341-2075  
Facsimile: (801) 341-2076

13353327  
08/07/2020 09:35 AM \$40.00  
Book - 10994 Pg - 3899-3902  
**RASHELLE HOBBS**  
RECORDER, SALT LAKE COUNTY, UTAH  
SALT LAKE COUNTY SHERIFFS  
3365 SOUTH 900 WEST  
SALT LAKE CITY UTAH 84119  
BY: JLA, DEPUTY - MA 4 P.

Attorneys for June Vandersteen as assignor, and  
Santa Cruz Capital, LLC as assignee

**IN THE THIRD JUDICIAL DISTRICT COURT**  
**SALT LAKE COUNTY, STATE OF UTAH**

In the Matter of:

THE AUDIE G. LEVENTHAL  
IRREVOCABLE TRUST

**WRIT OF EXECUTION**  
**ON**  
**REAL PROPERTY**  
**(PARCEL NO. 15-33-128-015-0000)**

Civil No. 153900945

Judge Kara Pettit

JUNE VANDERSTEEN, as Benefits Trustee  
and beneficiary of the Audie G. Leventhal  
Irrevocable Trust,

Plaintiff,

v.

AUDIE G. LEVENTHAL, individually and as  
Investment Trustee of the Audie G. Leventhal  
Irrevocable Trust,

Defendant.

**THE STATE OF UTAH TO THE SHERIFF:**

WHEREAS, Judgment was entered against **THE AUDIE G. LEVENTHAL TRUST**, on April 5, 2020, in favor of June Vandersteen for the principal amount of \$254,131.88 plus post-judgment interest thereon at 3.53% per annum (the "Judgment"). No part of the judgment has been paid.

WHEREAS, June Vandersteen recorded her judgment against any and all real property of **THE AUDIE G. LEVENTHAL TRUST** located in Salt Lake County, Utah. And, Vandersteen's judgment lien priority as to the Property shall be set as of the date that she recorded her judgment.

WHEREAS, June Vandersteen assigned the Judgment to Santa Cruz Capital, LLC on May 22, 2020.

WHEREAS, Notice of Assignment of Judgment was recorded with the Salt Lake County Recorder's Office on May 29, 2020, Entry No. 13284598, Book 10952, Pages 4314-4316.

**THEREFORE, YOU ARE DIRECTED** to collect the aforesaid Judgment, together with the costs of this execution, and seize and sell enough of the real property of **THE AUDIE G. LEVENTHAL TRUST** set forth below and described in the Application for Writ of Execution to satisfy the same, and this shall be your sufficient warrant for so doing.

**YOU ARE DIRECTED** to serve this Writ along with the Application for Writ of Execution and all attachments on the Judgment Debtor and the Interested Persons named in the Application for Writ of Execution.

**YOU ARE DIRECTED** to return this writ within sixty (60) days with your doings in the premises hereon endorsed.

The real property to be executed upon is located in Salt Lake County, Utah, more

---

**Writ of Execution on Real Property**  
**(Parcel No. 15-33-128-015-0000)**

particularly described as follows:

**Property Address and Description of Real Property:**

2979 W Lehman Ave S, Salt Lake City, Utah; Parcel No. 15-33-128-015-0000; Salt Lake County, Utah; described as follows: BEG AT SW COR LOT 34, LEHMAN SUB; N 89°53'20" E 217 FT; S 35 FT; S 89°53'20" W 217 FT; N 35 FT TO BEG. 0.17 AC, M OR L 4738-0861 6136-1630 6753-0703 7797-2664 7962-0541 8981-7583; property is subject to multiple encumbrances, and shall be subject to a right of redemption.

**\*\*\* Executed and sealed by the Court as of the date at the top of the first page\*\*\***

NOTICE OF REAL ESTATE LEVY

STATE OF UTAH )  
 ) ss. SHERIFF'S OFFICE  
COUNTY OF SALT LAKE )

Notice is hereby given, that under and by virtue of a Writ of Execution, issued out of the District Court of the State of Utah, of which the annexed is a true copy, I have this day attached and levied upon all right, title, claim and interest of defendant(s), of, in and to the following described Real Estate, standing on the records of Salt Lake County, in the name of Audie G. Leventhal, and particularly described as follows:

BEG AT SW COR LOT  
34, LEHMAN SUB; N 89°53'20" E 217 FT; S 35 FT; S 89°53'20" W 217  
FT; N 35 FT TO BEG. 0.17 AC, M OR L 4738-0861 6136-1630 6753-0703  
7797-2664 7962-0541 8981-7583;

PARCEL NO. 15-33-128-015-0000

ROSIE RIVERA  
Sheriff of Salt Lake County

By Sgt. Eva Mallan  
Police Officer  
Docket No. 20-7114  
Dated: August 5, 2020

Subscribed and sworn to before me this

By Beckie Rasmussen  
Notary Public residing in Salt Lake City, Utah

