

The Order of the Court is stated below:

Dated: June 05, 2020
09:19:38 AM

/s/ AMBER A. SMITH
District Court Clerk



Matthew G. Grimmer (Bar No. 9692)
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Attorneys for June Vandersteen as assignor, and
Santa Cruz Capital, LLC as assignee

13353387
08/07/2020 10:05 AM \$40.00
Book - 10994 Pg - 4457-4460
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SALT LAKE COUNTY SHERIFFS OFFI
3365 SOUTH 900 WEST
SALT LAKE CITY UTAH 84119
BY: JLA, DEPUTY - MA 4 P.

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. 15-33-128-035-0000)

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 particularly described as follows:

Property Address and Description of Real Property:

2949 W Lehman Ave S, Salt Lake City, Utah; Parcel No. 15-33-128-035-0000; Salt Lake County, Utah; described as follows: BEG AT SW COR OF LOT 37, LEHMAN SUB, N 89°53'20" E 71 FT; S 35 FT; S 89°53'20" W 71 FT; N 35 FT TO BEG. .06 AC M OR L. 5200-1398 5910-0658 6486-2477 7797-2661 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 OF
LOT 37, LEHMAN SUB, N 89°53'20" E 71 FT; S 35 FT; S 89°53'20" W 71
FT; N 35 FT TO BEG. .06 AC M OR L. 5200-1398 5910-0658 6486-2477
7797-2661 7797-2664 7962-0541 8981-7583;

PARCEL NO. 15-33-128-035-0000

ROSIE RIVERA
Sheriff of Salt Lake County

By Sgt. Eric Mallas
Police Officer
Docket No. 20-7113
Dated: August 5, 2020

Subscribed and sworn to before me this

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

