After Recording Return To: Lundberg & Associates PC 3269 South Main Street, Suite 100 Salt Lake City, UT 84115 (801) 263-3400

Case No. 21.80514.1\BP

13699031 6/23/2021 3:52:00 PM \$40.00 Book - 11195 Pg - 6728-6729 RASHELLE HOBBS Recorder, Salt Lake County, UT LUNDBERG & ASSOCIATES, P.C. BY: eCASH, DEPUTY - EF 2 P.

Parcel ID #: 22-14-152-010

January 14, 2024 Comm. Number: 709996 (Space above for County Recorder's use)

## NOTICE OF DEFAULT AND ELECTION TO SELL

Kimberlee W. Pedersen and Robert G. Pedersen II, Trustees of the Kimberlee W. Pedersen Living Trust, dated the 1st day of June, 2009, as trustors, executed a trust deed dated April 18, 2019 to secure the performance of promissory note obligations. The trust deed was filed for record on April 19, 2019, with recorder's entry No. 12971682, in Book 10771 at Page 8541, Salt Lake County, Utah, and covers the following real property:

## See Exhibit "A"

A breach of an obligation for which the trust property was conveyed as security has occurred. The promissory note matured December 31, 2019. Under the provisions of the promissory note and trust deed, the unpaid principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorneys' fees. Accordingly, the trustee has elected to sell the property described in the trust deed.

, , ,			torneys rees. Accordingly, the trustee has elected
to sell the property described	in the	e trust deed.	
DATED: 6/23/2021			Lundberg & Associates, PC, Trustee
, ,			By
			Printed Name: 1844HAM WOOBERG
			Authorized Officer
			3269 South Main Street, Suite 100
			Salt Lake City, UT 84115
			Office Hours: 8:00 a.m. – 5:00 p.m.
			(801) 263-3400
State of Utah	)		
	:ss.		
County of Salt Lake	)		
On this 23 day	of	JUNE	, 2021, before me,
USSETH DIAZ		, a	notary public, personally appeared
BAGHAM LUNDBERG		. an authoriz	zed officer of Lundberg & Associates, PC, trustee,
proved on the basis of satisf			be the person whose name is subscribed to in this
document, and acknowledged that he executed the same.			
LISSETH DIAZ	. 1		Notary Public \
Notary Public State of Uta My Commission Expires or	in		

## Exhibit "A"

Beginning at a point 41.25 feet North and 27.5 feet West of the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 14, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence North 05° West 105.0 feet; thence North 55°30' West 63.8 feet; thence South 65°15' West 42.2 feet; thence North 66° West 26.7 feet; thence North 77°30' West 93.2 feet; thence North 8.0 feet; thence West 172.0 feet; thence South 162.1 feet; thence East 387.5 feet to the point of beginning.

Together with all buildings and other improvements, fixtures, and equipment now or hereafter located on the real property, all right, title, interest, and privileges of the Trustor in and to all streets, roads, and alleys used in connection with or pertaining to such real property, all water and water right, (including stock or other evidence of ownership in irrigation, canal and other stock water companies), minerals, oil and gas, and other hydrocarbon substances in, or or under the real property, all appurtenances, easements, rights and rights of way appurtenant or related thereto, and all air rights, development rights and credits, licenses, and permits relates to the real property.

Case No. 21.80514.1 Parcel ID #: 22-14-152-010