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

Case No. 22.82901.1\AS lab

13937582 B: 11331 P: 2857 Total Pages: 2 04/21/2022 03:44 PM By: asteffensen Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: LUNDBERG & ASSOCIATES, PC. 3269 SOUTH MAIN #100SALT LAKE CITY, UT 84115

Parcel ID #: 14-22-306-003

Notary Public State of Utah My Commission Expires on: January 14, 2024 Comm. Number: 709996 (Space above for County Recorder's use)

## NOTICE OF DEFAULT AND ELECTION TO SELL

Ron M. Land, as trustor, executed a trust deed dated December 28, 2015 to secure the performance of promissory note obligations. The trust deed was filed for record on December 31, 2015, with recorder's entry No. 12198521, in Book 10392 at Page 6697, 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 monthly payment obligation set forth in the promissory note is in default. All delinquent monthly payments, together with all unpaid taxes, insurance and other obligations under the promissory note and trust deed, are due. 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.

DATED: April 21,2	022	Lundberg & Associates, PC, Trustee	! 
		Printed Name: Hillary Mcary	
		Authorized Officer	/I-UK
		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	)	(001) 205 5 100	
	: ss.		
County of Salt Lake	)		
On this Z\	day of	APFI) , 2022, t	pefore me,
Lisseth D'	ia, or	11:	appeared
		horized officer of Lundberg & Associates,	
		ce to be the person whose name is subscrib	
document, and acknow	=	· //	1
<b>,</b>	<u> </u>		
LICCETU	DIAZ	Notary Public	T '

## Exhibit "A"

The North 67.5 feet of Lot 1, Block 3, EAST MAGNA PLAT "A", according to the Official Plat thereof, recorded in the Office of the County Recorder, County of Salt Lake, State of Utah.

Excepting and reserving all oil, gas, and other minerals of every kind and description underlying the surfaces of the subject property.

Also less and excepting therefrom that portion conveyed to West Valley City, Utah, by Deed recorded March 15, 1999, as Entry No. 7289032, in Book 8258, at Page 4778, Salt Lake County Recorder.

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

Case No. 22.82901.1\AS Parcel ID #: 14-22-306-003

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