

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

Case No. 22.84010.1\CM

(V)

Parcel ID #: 52-842-0045

(Space above for County Recorder's use)

NOTICE OF DEFAULT AND ELECTION TO SELL

Scott Dickerson, as trustor, executed a trust deed dated June 10, 2020 to secure the performance of promissory note obligations. The trust deed was filed for record on June 12, 2020, with recorder's entry No. 81197:2020, Utah 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: 9/13/2022

Lundberg & Associates, PC, Trustee

[Signature]

Printed Name: BRIGHAM LUNDBERG

Authorized Officer

3269 South Main Street, Suite 100

Salt Lake City, UT 84115

Office Hours: 8:00 a.m. – 5:00 p.m.

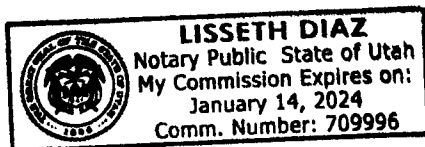
(801) 263-3400

State of Utah)

: ss.

County of Salt Lake)

On this 13 day of September, 2022, before me, Liseth Diaz, a notary public, personally appeared Brigham Lundberg, an authorized officer of Lundberg & Associates, PC, trustee, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same.



[Signature]
Notary Public

Exhibit "A"

LOT 45, SARATOGA HILLS SUBDIVISION, PHASE 1, according to the official plat thereof, as recorded in the records of Utah County, State of Utah.

Together with a right and easement of use and enjoyment in and to the common areas described, and as provided for in the Declaration of Covenants, Conditions and Restrictions (as said Declaration may have heretofore been amended or supplemented).

Situated in Utah County

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.

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