AFTER RECORDING RETURN TO: Halliday, Watkins & Mann, P.C. 376 East 400 South, Suite 300 Salt Lake City, UT 84111 File No. 51810 12714058 2/9/2018 4:32:00 PM \$14.00 Book - 10646 Pg - 1151-1152 ADAM GARDINER Recorder, Salt Lake County, UT HALLIDAY & WATKINS BY: eCASH, DEPUTY - EF 2 P.

## NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN by the law firm of Halliday, Watkins & Mann, P.C., Successor Trustee, that a default has occurred under a Trust Deed dated December 1, 2005, and executed by Michael J. Van Leeuwen, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Intermountain Mortgage Company, Inc., its successors and assigns as Beneficiary, but Bank of America, N.A. being the present Beneficiary, in which Meridian Title Company was named as Trustee. The Trust Deed was recorded in Salt Lake County, Utah, on December 20, 2005, as Entry No. 9587725, in Book 9232, at Page 7076-7098, of Official Records, all relating to and describing the real property situated in Salt Lake County, Utah, particularly described as follows:

SEE ATTACHED EXHIBIT "A" TAX # 22-01-405-043

State of Utah sion Expires Ma #688180

Purportedly known as 4547 South Abinadi Road, Salt Lake City, UT 84124 (the undersigned disclaims liability for any error in the address).

That the default which has occurred is the breach of obligations under the Trust Deed and Note which includes the failure of the Trustor and subsequent owners if any, to pay the monthly installments when due as set forth in the Note. Under the provisions of the Promissory Note and Trust Deed, the principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorneys' fees. There is also due all of the expenses and fees of these foreclosure proceedings.

The Successor Trustee declares all sums secured thereby immediately due and payable and elects to sell the property described in the Trust Deed. The default is subject to reinstatement in accordance with Utah law. All reinstatements, assumptions or payoffs must be in lawful money of the United States of America, or certified funds. Personal Checks will not be accepted.

Notice is also given that despite any possible reduced payment arrangement agreed to by the Beneficiary and/or the Beneficiary's agent, hereafter, the Beneficiary, and/or Beneficiary's agent, does not necessarily intend to instruct the Successor Trustee to defer giving the notice of sale and completing foreclosure beyond the earliest time legally allowed, unless the Beneficiary specifically agrees otherwise in writing.

This is an attempt to foreclose a security instrument and any information obtained will be used for that purpose.

Dated this	1 day of 776., 20	18. HALLIDAN, WATKINS & MANN, P.C.:
		Name: Fauf W. Attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., Successor Trustee 376 East 400 South, Suite 300, Salt Lake City, UT 84111 Telephone: 801-355-2886
		Office Hours: MonFri., 8AM-5PM (MST)
STATE OF UTAH	)	
	: ss.	
County of Salt Lake	) .	101 0
The foregoing	g instrument was acknowledged	before me this 7, 2018, by
Paul M Hallide	as an attorney and	authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the
Successor Trustee.	P	
		My regist loc 1900
	MARGARET ZOE LEE Notary Public	Notary Public

## **EXHIBIT "A"**

Lot 203, Balsam Ridge Park Phase II, according to the Official Plat thereof on file and of record in the Salt Lake County Recorder's Office.

Together with a right of way over and across the following described property.

Beginning at the Southernmost corner of Lot 5, Balsam Ridge Park Phase I, said point being South 0°07' West 3,635.29 feet and East 495.70 feet from the North Quarter corner of Section 1, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 51°00' East 160.84 feet to Abinadi Road; thence Northwesterly along the arc of a 50 feet radius curve to the right, chord bears North 9°34' West 40.18 feet, a distance of 41.36 feet; thence South 51°00' West 20.00 feet; thence South 6°00" West 14.14 feet; thence South 51°00' West 150.59 feet; thence South 39°00' East 25.00 feet to the point of beginning.

Together with a right of way described as follows:

Beginning at the Southeast corner of Lot 201, Balsam Ridge Phase 2, a Subdivision situated in the Southeast Quarter of Section 1, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point also being North 89°55'07" East 480.42 feet and South 3,626.26 feet from the North Quarter corner of Section 1, and running thence South 39°00'00" East 12.50 feet; thence South 51°00'00" West 89.72 feet; thence South 42°34'00" West 43.00 feet to a point on a 40.00 foot radius curve to the right, the radius point of which bears South 72°09'23" East; thence along the arc of said curve through a central angle of 312°12'01" 217.957 feet; thence North 42°34'00" East 122.62 feet; thence North 51°00'00" East 91.56 feet; thence South 39°00'00" East 12.50 feet to the point of beginning.

TAX # 22-01-405-043

HWM # 51810