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

Case No. 22.82731.2\EF

13929516 B: 11327 P: 200 Total Pages: 2 04/08/2022 04:43 PM By: asteffensen Fees: \$40.00 NTDF- NOTICE OF DEFAULT Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: LUNDBERG & ASSOCIATES, PC. 3269 SOUTH MAIN #100SALT LAKE CITY, UT 84115

Parcel ID #: 22-11-133-023

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

NOTICE OF DEFAULT AND ELECTION TO SELL

O. Wendell Hanson, as trustor, executed a trust deed dated June 16, 2009 to secure the performance of promissory note obligations. The trust deed was filed for record on June 22, 2009, with recorder's entry No. 10735375, in Book 9738 at Page 203, Salt Lake County, Utah, and covers the following real property:

See Exhibit "A"

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.

A breach of an obligation for which the trust property was conveyed as security has occurred. A breach of an obligation for which the trust property was conveyed as security has occurred. The death of the trustor has triggered an acceleration of the promissory note obligations. 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: 4/8/2022		Lundberg & Associates, PC, Trustee
		Es Mer
		Printed Name: Bu 44AD QUESTA
		Authorized Officer
		3269 South Main Street, Suite 100
		Salt Lake City, UT 84115
		Office Hours: $8:00 \text{ a.m.} - 5:00 \text{ p.m.}$
		(801) 263-3400
State of Utah)	
	: ss.	
County of Salt Lake)	
On this $\frac{8}{2}$ day	of	Apul, 2022, before me, a notary public, personally appeared
LISSRTH DIAZ		
ISMGHAM WNOBES	29	an authorized officer of Lundberg & Associates, PC, trustee,
		y evidence to be the person whose name is subscribed to in this
document, and acknowledg	ged that	t he executed the same
LISSETH DIA Notary Public State o My Commission Expire	f Utah	Notary Public

Exhibit A

Lot 43, SHADOW MOUNTAIN SUBDIVISION, according to the Official Plat thereof on file and of record in the Salt Lake County Recorder's Office.

Case No. 22.82731.2\EF Parcel ID #: 22-11-133-023