

14192570 B: 11465 P: 4299 Total Pages: 2
01/08/2024 04:33 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: PEARSON BUTLER, LLC
1802 W SOUTH JORDAN PKWY STE 2SOUTH JORDAN, UT 840958497

When Recorded return to:
David R. Williams, Trustee
PEARSON BUTLER, LLC
1802 South Jordan Parkway, STE 200
South Jordan, Utah 84095
Telephone: 801-495-4104
Email: david@pearsonbutler.com
Trustee can be reached on regular business
days during the hours of 8:00 a.m. to 5:00 p.m. MST/MDT

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER TRUST DEED

NOTICE IS HEREBY GIVEN that David R. Williams, a member of the Utah State Bar Association and of the law firm of PEARSON BUTLER, LLC, located at 1802 South Jordan Parkway, Suite 200, South Jordan, Utah 84095, is the duly appointed Successor Trustee under a certain Deed of Trust ("Trust Deed") dated June 23, 2022, executed by Steven Diaz, to secure certain obligations in favor of Chapter 13 Financial Group LLC, Beneficiary, with 1st Liberty Title, as Trustee, recorded June 28, 2022 as Entry No. 13976582, Book 11351, Page 9411 of the Official Records of Salt Lake County, State of Utah, describing land therein more particularly as follows:

Lot 36, THE COTTAGES AT FAIRWAY HOLLOW PHASE B, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder. (Tax ID No. 34-04-329-036)

The street address and other common designation of the real property described above is purported to be 13968 South Fairway Ridge Road, Draper, UT 84020.

David R. Williams was appointed successor trustee by Chapter 13 Financial Group LLC with the Substitution of Trustee recorded on December 19, 2023 as Entry No. 14186808, Book 11462, Page 4012, of the official records of Salt Lake County, State of Utah.

Including a Trust Deed Note ("Note") dated June 23, 2022, executed by Steven Diaz in the sum of \$105,000.00, together with interest, that a default under the terms of the Note for which the trust property was conveyed as security has occurred.

That default which has occurred is the breach of an obligation for which the trust property was conveyed as security and consists of the failure of the Trustor to pay the amounts due and owing as of July 1, 2023, that there is now due and owing on the Note the sum of \$143,483.60 together with interest at the default rate of 21% per year from the date of default July 1, 2023.

Plus any and all amounts which hereafter become due and payable, including any additional payments, interest, trustees and attorney's fees, costs and expenses actually incurred.

David R. Williams, Successor Trustee, hereby elects to sell the property or cause the property to be sold pursuant to the provisions of the Trust Deed, under the laws of the State of Utah.

DATED this 8th day of January, 2024.




David R. Williams
Successor Trustee

ACKNOWLEDGMENT

STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)

On the 8th day of January, 2024, personally appeared before me, David R. Williams, who being by me duly sworn, did say that he is the signer of the foregoing instrument and he duly acknowledged to me that he executed the same.

My Commission Expires:
February 16, 2026


Notary Public
Residing at: West Jordan UT