

WHEN RECORDED MAIL TO:

PAXTON R. GUYMON, Esq.
13702 South 200 West B-12
Draper, Utah 84020

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04/23/2024 12:59 PM By: ctafoya Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TRIDENT TITLE INSURANCE AGENCY, LLC
130 W CENTER STOREM, UT 840574798

NOTICE OF DEFAULT AND ELECTION TO SELL

(Salt Lake County Tax Parcel No. 27-34-127-044)

NOTICE IS HEREBY GIVEN that on or about February 3, 2023, STACY HADDOCK, as Trustor, executed and delivered to ARTISAN TITLE INSURANCE AGENCY, INC., as Trustee, for the benefit of COMPLETE SERVICES, LLC (“Complete Services”), as Beneficiary, that certain All-Inclusive Trust Deed with Assignment of Rents (the “Trust Deed”) to secure the performance of said Trustor of its obligations under that certain All-Inclusive Promissory Note Secured by All-Inclusive Trust Deed dated on or about February 3, 2023, in the amount of \$489,900.00 (the “Note”). Said Trust Deed was recorded in the office of the Salt Lake County Recorder, State of Utah, on February 7, 2023, as Entry No. 14069756.

Said Trust Deed covers real property situated in Salt Lake County, having a street address of 12694 South Redwood Road, Riverton, Utah 84065, which property is more particularly described as follows:

See attached Exhibit “A” incorporated herein by reference

The present owner of the Note and holder of the beneficial interest under said Trust Deed and the obligations secured thereby is Kelly Ellis Guymon, as the successor in interest of the original Beneficiary. Kelly Ellis Guymon received an assignment of all rights, claims, and interests under the Trust Deed and the Note pursuant to that certain Assignment of All-Inclusive Trust Deed and All-Inclusive Promissory Note, recorded in the Salt Lake County Recorder’s Office on April 1, 2024, as Entry No. 14222762.

The current Trustee under the Trust Deed is Paxton R. Guymon, Esq., who was appointed as Successor Trustee pursuant to the Substitution of Trustee recorded with the Salt Lake County Recorder’s Office of even date herewith.

Notice is hereby given that the obligations evidenced by the Notes the performance of which is secured by the Trust Deed, are in default in that the Trustor has failed to pay certain sums due and owing under the Note when due. Under the terms of the Note and the Trust Deed, the entire unpaid principal balances of the Notes, plus accrued interest, late charges, loan charges, costs, trustee’s fees, and attorney’s fees, are hereby accelerated and are now due and payable in full. The current Beneficiary has demanded and does hereby demand payment of all sums necessary to cure said defaults. No such payment has been tendered.

THEREFORE, NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee has elected, pursuant to Utah Code Ann. 57-1-24 and other applicable provisions of the Utah Code, to consider the Trust Deed and the Note in default and to sell or cause to be sold the real property described in the Trust Deed to satisfy said obligations.

DATED this 23rd day of April, 2024.

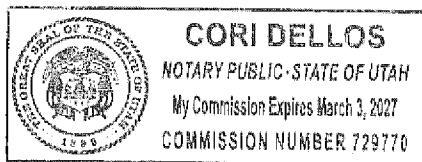
SUCCESSOR TRUSTEE


PAXTON R. GUYMON, Esq.

STATE OF UTAH)
 :SS.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 23RD day of April, 2024, by Paxton R. Guymon, as Successor Trustee under the above-described Trust Deed.

SEAL:




NOTARY PUBLIC

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point 604.5 feet South from the Northeast corner of the Northwest quarter of Section 34, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 55.5 feet; thence West 20 Rods; thence North 55.5 feet; thence East 20 Rods to the point of beginning.

Less and Excepting there from that portion conveyed in Warranty Deed to A.B. Peterson Family Investments, L.L.C., recorded January 8, 1996, as Entry No. 6253321 in Book 7306 at Page 898 of Official Records, described as follows:

Beginning at a point South 604.50 feet and West 250.00 feet from the Northeast corner of the Northwest Quarter of Section 34, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence South 55.50 feet; thence West 80.00 feet; thence North 55.50 feet, thence East 80.00 feet to the point of beginning.

Less and Excepting there from that portion conveyed in the Warranty Deed to the Utah Department of Transportation, recorded November 25, 2003, as Entry No.8907222, in Book 8916 at page 2237 of Official Records, described as follows:

A parcel of land in fee for the widening of the existing highway State Route 68 known as Project No. 0071, being part of an entire tract of property, situate in the NE1/4 NW1/4 of Section 34 , Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract; which point is 604.50 feet South along the quarter section line from the North Quarter Corner of said Section 34; and running thence South 55.50 feet along said quarter section line to the Southeast corner of said entire tract; thence West 56.28 feet along the South boundary line of said entire tract to a point which is 53.00 feet radially distant Westerly from the control lone of State Route 68 (Redwood Road) of said project at approximate Engineer Station 1 + 14.16; thence Northerly 55.59 feet along the arc of 8253.00-foot radius non-tangent curve to the right (Note: Chord to said curve bears N03°12'52"W for a distance of 55.59 feet) concentric with said control line to the North boundary line of said entire tract: thence East 59.40 feet along said North Boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described land contains 3212 square feet, of which 1832 square feet is now occupied by the existing highway right of way. Balance area is 1380 square feet.

(Note: Rotate above bearings 00° 12'37" clockwise to equal highway bearings.)
Parcel No. 27-34-127-044