

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder
08/26/2024 11:31:29 AM Fee \$40.00 By DENTONS
DURHAM JONES PINEGAR - ST. GEORGE

WHEN RECORDED MAIL TO:

Michael A. Day
DENTONS DURHAM JONES PINEGAR
192 East 200 North, 3rd Floor
St. George, UT 84770

Tax Parcel No.: SG-STGC-704

NOTICE OF DEFAULT

Notice is hereby given, pursuant to Utah Code Section 57-1-24(1), that a breach of an obligation has occurred for which the trust property was given as security under that certain Purchase Money Trust Deed (“**Trust Deed**”) executed by Devin Kelly, as Trustor, in which Terra Title Company is Trustee, and Craig Francom is the Beneficiary, and which was filed for record on September 14, 2018, as DOC ID 20180037755, official records of Washington County, State of Utah.

The nature of the breach known at this time is non-payment of principal and interest, together with late charges, and any other payments or performance required to be made under the Trust Deed that are now due or become due prior to reinstatement or payoff, including fees and costs.

The real property that is the subject of the Trust Deed is located in Washington County, State of Utah, and more particularly described as follows:

Unit 704, SPRINGTREE GARDENS CONDOMINIUMS, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah

TOGETHER WITH an Undivided Interest in the Common Areas as set forth in the Covenants, Conditions and Restrictions and on the Official Plat(s) thereof.

TOGETHER WITH all improvements and appurtenances thereunto belonging (collective the “Property”).

SUBJECT TO easements, restrictions, rights of way and reservations currently appearing of record and those enforceable in law and equity

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with the Property, or any part thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues, and profits.

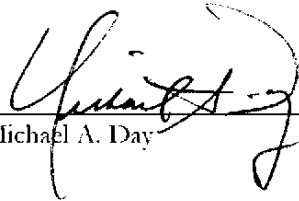
The Trustee, who is currently Michael A. Day pursuant to a certain Substitution of Trustee, should be contacted for correction, clarification or quotation of the amount needed for reinstatement or payoff.

The obligation which the Trust Deed secures has been declared to be and is by its terms accelerated, and the entire balance thereof is due and payable, together with interest, costs, attorney fees, and advances for taxes and insurance, if any, subject to the provisions of Utah Code Section 57-1-31 (1953, as amended).

The Trustee hereby declares election to sell all of such property to satisfy the obligations secured thereby.

DATED August 26th, 2024.

TRUSTEE:



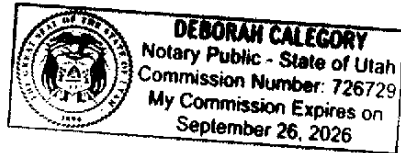
Michael A. Day

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me on August 26, 2024, by Michael A. Day, Trustee.



NOTARY PUBLIC



All correspondence and inquiries should be directed to:
Michael A. Day
DENTONS DURLAM JONES PINEGAR
192 East 200 North, Third Floor
St. George, Utah 84770
(435) 674-0400
michael.day@dentons.com
Office hours: 8:00 a.m. – 5:30 p.m.