



\*W3243667\*

WHEN RECORDED, RETURN TO:  
Lincoln Title Insurance Agency  
2225 Washington Boulevard, Suite 200  
Ogden, Utah 84401  
Telephone: (801) 476-0303  
File No. UTAH04-6065

E# 3243667 PG 1 OF 1  
Leann H. Kilts, WEBER COUNTY RECORDER  
29-Jun-22 0336 PM FEE \$40.00 DEP SLV  
REC FOR: SMITH KNOWLES PC  
ELECTRONICALLY RECORDED

### NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN that LINCOLN TITLE INSURANCE AGENCY, a title insurance company authorized and actually doing business in the State of Utah, whose business address is 2225 Washington Boulevard, Suite 200, Ogden, Utah 84401, is the duly appointed Successor Trustee under a certain DEED OF TRUST ("Trust Deed") dated MAY 19, 2014, and executed by MATTHEW RYAN HEDELIUS, A MARRIED MAN, as Trustor, to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR CITYWIDE HOME LOANS, A UTAH CORPORATION, its successors and assigns, as Beneficiary, and FOUNDERS TITLE, as Trustee, which Trust Deed was recorded on MAY 20, 2014, as Entry No. 2687139 and re-recorded JULY 8, 2014, as Entry No. 2693466, in the Official Records of WEBER County, State of Utah, describing land therein situated in WEBER County, Utah, and more particularly as follows:

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDAN, U.S. SURVEY: BEGINNING NORTH 200.00 FEET FROM THE INTERSECTION OF AN EXISTING FENCE LINE EXTENDED AND THE WEST LINE OF 6300 WEST STREET, SAID INTERSECTION BEING 2367.14 FEET EAST AND 483.14 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, RUNNING THENCE WEST 200.5 FEET; THENCE NORTH 137.5 FEET, MORE OR LESS, TO THE SOUTH LINE OF 5500 SOUTH STREET; THENCE EAST 200.5 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF 6300 WEST STREET; THENCE SOUTH 137.5 FEET, MORE OR LESS, ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

10-015-0035

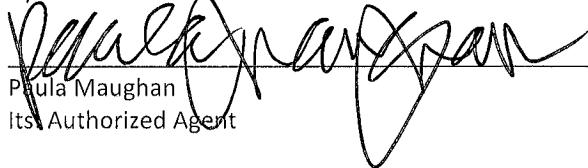
A breach of the obligation in the form of a Trust Deed Note ("Note") for which the trust property was conveyed as security has occurred, in that payments required by the Note have not been paid, plus all amounts which hereafter become due and payable, including any additional payments, interest, late fees, trustees, and attorney's fees, and expenses actually incurred.

Pursuant to the directions of the current Beneficiary of the Trust Deed, LINCOLN TITLE INSURANCE AGENCY, as the Successor Trustee, hereby elects to sell the property or cause the property to be sold, pursuant to the provisions of the Trust Deed and the laws of the State of Utah, to satisfy the obligations thereunder.

DATED: June 29, 2022

LINCOLN TITLE INSURANCE AGENCY

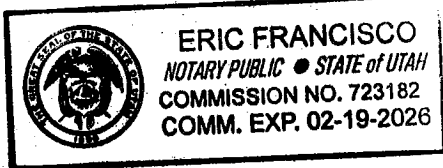
By:

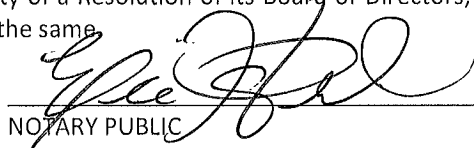
  
\_\_\_\_\_  
Paula Maughan  
Its Authorized Agent

STATE OF UTAH

COUNTY OF WEBER

On June 29, 2022, before me, the undersigned, a Notary Public, personally appeared, Paula Maughan, who did say that they are an Authorized Agent of Lincoln Title Insurance Agency, that the within and foregoing instrument was signed on behalf of said corporation by authority of a Resolution of its Board of Directors, and that they duly acknowledged to me that the corporation executed the same



  
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NOTARY PUBLIC

RP