

ELECTRONICALLY RECORDED FOR:

Marlon L. Bates
SCALLEY READING BATES
HANSEN & RASMUSSEN, P.C.
15 West South Temple, Ste 600
Salt Lake City, Utah 84101
Telephone No. (801) 531-7870
Business Hours: 9:00 am to 5:00 pm (Mon.-Fri.)
Trustee No. 17125-03F
Parcel No. 41-648-0220

ENT41126:2023 PG 1 of 1
Andrea Allen
Utah County Recorder
2023 Jun 26 02:31 PM FEE 40.00 BY TM
RECORDED FOR Scalley Reading Bates Hansen & Rasmussen, P.C.
ELECTRONICALLY RECORDED

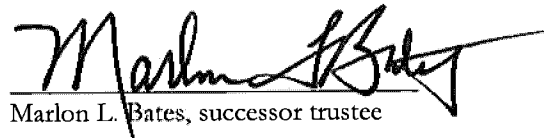
NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Marlon L. Bates, successor trustee, that a default has occurred under the Construction Deed of Trust executed by Augusta, LLC, as trustor(s), in which Brighton Bank is named as beneficiary, and Brighton Bank is appointed trustee, and filed for record on May 14, 2021, and recorded as Entry No. 91138:2021, Records of Utah County, Utah.

LOT 220, PLAT "B", HERITAGE HILLS ALPINE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the entire principal balance and all accrued interest and other charges on or before May 12, 2023, as required by the Note and Change in Terms Agreements and failed to pay the 2022 property taxes. Therefore, pursuant to the demand and election of the beneficiary, the trustee hereby elects to sell the trust property to satisfy the delinquent obligations referred to above. The entire principal balance and all accrued interest and other charges, costs, taxes and assessments must be paid in full within three months of the recording of this notice to cure the default.

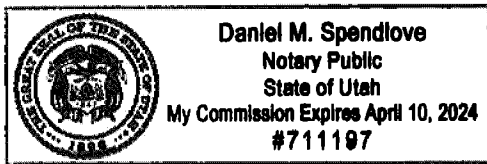
DATED this 26 day of June, 2023


Marlon L. Bates, successor trustee

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

The foregoing instrument was acknowledged before me this 26 day of June, 2023 by Marlon L. Bates, successor trustee.





NOTARY PUBLIC