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322 East Gateway Drive, Suite 201
Heber City, UT 84032

Ent **536016** Bk **1451** Pg **1334-1335**
Date: 25-AUG-2023 4:11:21PM
Fee: \$40.00 Check Filed By: KM
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: GORDON LAW GROUP

Serial No. 00-0013-9092
00-0013-9100
00-0015-9264
00-0015-9272
00-0015-9280
00-0015-9298

NOTICE OF DEFAULT AND ELECTION TO SELL

WHEREAS, Jamie Mackay, an individual, executed an Trust Deed with Assignment of Rents dated July 24, 2020 (the "Trust Deed") (the "Trust Deed"), to secure the performance of promissory note obligations. The trust deed was filed for record on July 30, 2020, with recorder's entry on, as Entry No. 481800, Bk 1304, Pg 563 – 567, Wasatch County, Utah, and covers the following real property located in Wasatch County, Utah (the "Trust Property"):

THE SOUTHEAST 1/4 AND THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 3 SOUTH RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, LYING SOUTH OF THE HIGHWAY.

THE WESTERLY 190 FEET OF THE SOUTHWEST 1/4 AND THE WESTERLY 190 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, AND THE WEST 240 FEET OF LOT 4, SECTION 3, TOWNSHIP 3 SOUTH RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, LYING SOUTH OF THE HIGHWAY.

LESS AND EXCEPTING THEREFROM ANY PORTION THEREOF LOCATED WITHIN THE BOUNDS OF WASATCH COUNTY ROUTE A, AS DEEDED TO THE UNITED STATES OF AMERICA IN THAT CERTAIN WRRANTY DEED RECORDED NOVEMBER 22, 1989 AS ENTRY NO. 150544 N BOOK 214 AT PAGE 1 OF OFFICIAL RECORDS.

Tax ID Numbers: 00-0013-9092, 00-0013-9100, 00-0015-9264, 00-0015-9272, 00-0015-9280, 00-0015-9298


WHEREAS, the monthly payment obligation set forth in the Amended Promissory Note, dated July 14, 2023, in the original principal indebtedness of one million five hundred thousand and 00/100ths dollars (\$1,500,000.00), is in default. As of August 25, 2023, the total indebtedness due and owing is \$1,510,000.00, plus fees and costs. All delinquent monthly payments, together with all unpaid taxes, insurance and other obligations under the Amended Promissory Note and the Trust Deed, are due. Under the provisions of the Amended Promissory Note and the Trust Deed, the unpaid principal balance is accelerated and now due, together with accruing interest, late charges, costs, and trustees' and attorneys' fees, plus all foreclosure costs and Trustee's fees. Nothing in this Notice shall be construed as a waiver of any fees owing to the Beneficiary under the Amended Promissory Note or the Deed of Trust, pursuant to their terms.

THEREFORE, NOTICE IS HEREBY GIVEN that the undersigned Trustee has elected, pursuant to Utah Code Section 57-1-23, to sell or cause to be sold the Trust Property.

All reinstatements, assumptions, or payoffs must be in the form of lawful money of the United States of America, or certified funds in U.S. Dollars. **Personal Checks will not be accepted.**

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Dated this 25th day of August 2023.



Joshua D. Jewkes

On the 25th day of August 2023, Joshua D. Jewkes, the signer(s) of the above instrument, personally appeared before me and duly acknowledged to me he executed the same.

 Notary Public

My Commission Expires: June 1st 2025

