

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT21218

ENT6886:2023 PG 1 of 2
Andrea Allen
Utah County Recorder
2023 Feb 03 02:56 PM FEE 40.00 BY CS
RECORDED FOR Halliday, Watkins & Mann, P.C.
ELECTRONICALLY RECORDED

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN by the law firm of **Halliday, Watkins & Mann, P.C., Successor Trustee**, that a default has occurred under a Trust Deed dated November 16, 2018, and executed by Donna Price and Neil Price, as Trustors, in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Advisors Group, its successors and assigns as Beneficiary, but Carrington Mortgage Services, LLC being the present Beneficiary, in which Charger Title Insurance Agency, Inc. was named as Trustee. The Trust Deed was recorded in Utah County, Utah, on November 21, 2018, as Entry No. 111357:2018, of Official Records, all relating to and describing the real property situated in Utah County, Utah, particularly described as follows:

Parcel 1:

Commencing at a point which is North 89°22' West along the Section Line a distance of 1032.0 feet and South 24.75 feet from the Northeast Corner of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian; which point being located on the Southerly boundary line of 1200 North Street, Orem, Utah, and running thence South 0°09' East 100.00 feet; thence North 89°25' West 80.0 feet; thence North 100.0 feet; thence South 89°22' East 80.0 feet more or less to the point of beginning.

Less and excepting therefrom that portion dedicated to Orem City for 1200 North Street, recorded by Dedication Plat on December 30, 1993, Entry No. 95716, Map No. 5306.

Parcel 2:

Commencing West 1031.68 feet and South 113.34 feet from the Northeast corner of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 0° 09' East 73.45 feet; thence North 89°25' West 36 feet; thence North 0°09' West 61.45 feet; thence North 89°25' West 44.0 feet; thence North 0°09' West 12.0 feet; thence South 89°25' East 80.0 feet to the point of beginning. **TAX # 17-041-0057 & 17-041-0049**

Purportedly known as 143 West 1200 North, Orem, UT 84057 (the undersigned disclaims liability for any error in the address).

That the default which has occurred is the breach of obligations under the Trust Deed and Note which includes the failure of the Trustors and subsequent owners if any, to pay the entire unpaid principal balance together with all accrued interest which became due in full on August 25, 2022. Under the provisions of the Promissory Note and Trust Deed, the principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorneys' fees. There is also due all of the expenses and fees of these foreclosure proceedings.

The Successor Trustee declares all sums secured thereby immediately due and payable and elects to sell the property described in the Trust Deed. The default is subject to reinstatement in accordance with Utah law. All reinstatements, assumptions or payoffs must be in lawful money of the United States of America, or certified funds. Personal Checks will not be accepted.

Notice is also given that despite any possible reduced payment arrangement agreed to by the Beneficiary and/or the Beneficiary's agent, hereafter, the Beneficiary, and/or Beneficiary's agent, does not necessarily intend to instruct the Successor Trustee to defer giving the notice of sale and completing foreclosure beyond the earliest time legally allowed, unless the Beneficiary specifically agrees otherwise in writing.

This is an attempt to foreclose a security instrument and any information obtained will be used for that purpose.

Dated this 3rd day of Feb, 2023.

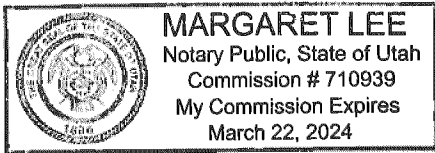
HALLIDAY, WATKINS & MANN, P.C.:

By: [Signature]

Name: Benjamin Mann
Attorney and authorized agent of the law firm of
Halliday, Watkins & Mann, P.C., Successor Trustee
376 East 400 South, Suite 300, Salt Lake City, UT 84111
Telephone: 801-355-2886
Office Hours: Mon.-Fri., 8AM-5PM (MST)
File No. UT21218

STATE OF UTAH)
 : ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this February 3, 2023, by Benjamin Mann as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the Successor Trustee.



[Signature]
Notary Public