Certus Law Group PLLC Attn John Lish, Esq. 1792 Bonanza Dr, Ste C100 Park City UT 84060 ENT 82246: 2024 PG 1 of 1
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Nov 21 01:26 PM FEE 40.00 BY LM
RECORDED FOR Real Advantage Title Insura
ELECTRONICALLY RECORDED

Parcel No.: 38-301-0002

File No.: 24-24565-JWL

## NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN by John Lish, Esq, successor trustee, that a default has occurred under the Deed of Trust to GTR FSTBX LLC & Finest Food Funding LLC, executed on or about May 2, 2023, by Jody Clark Rookstool and Stephanie Ann Rookstool, as trustor(s), to secure the performance by the trustor of Promissory Note obligations. The Trust Deed was filed for record on May 16, 2023, with recorder's entry no. 31375:2023, County of Utah, State of Utah, and covers the following real property:

LOT 2, PLAT "D", EAGLEROCK SUBDIVISION, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

A breach of an obligation for which the trust property was conveyed as security has occurred. The monthly payment obligation set forth in the promissory note is in default. All delinquent monthly payments, together with all unpaid taxes, insurance and other obligations under the promissory note and trust deed are due. Under the provisions of the promissory note and trust deed, the unpaid principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustee's and attorney's fees. All delinquent payments, late charges, foreclosure costs, and property taxes and assessments, if any, must be paid in full within three months of the recording of this Notice to reinstate the loan. Furthermore, any other default, such as a conveyance of the property to a third party, allowing liens and encumbrances to be placed upon the property, or allowing a superior lien to be in default, must also be cured within the three month period to reinstate the loan.

Certus Law Group, PLLC

John Lish, E.q., Successor Trustee

STATE OF Utah

SS

COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 21 day of

2024 by John Lish, Esq., Successor Trustee.

NOTARY PUBL.

