

WHEN RECORDED MAIL TO:
SEB Legal
5200 South Highland Drive, Suite 303, PO Box 71565
Salt Lake City, Utah 84171

ENT 87652:2018 PG 1 of 1
Jeffery Smith
Utah County Recorder
2018 Sep 13 08:59 AM FEE 10.00 BY CS
RECORDED FOR SEB Legal
ELECTRONICALLY RECORDED

(Space above for County Recorder's use)

NOTICE OF DEFAULT AND ELECTION TO SELL

Leslie D. Phenald ("Owner") is the record owner of a lot located in the Silverlake Master Homeowners Association, Inc. (the "Project") as created by a Declaration of Covenants, Conditions, and Restrictions, as amended and supplemented, recorded as Entry No. 26772:2013 in the Utah County Recorder's Office ("Declaration"). The property owned by Owner and encumbered by the Declaration is more particularly described as:

LOT 202, PLAT TWO-A, SILVER LAKE SUBDV., as shown in the plat map on file with the Utah Recorder's Office.

Parcel ID No. 66:084:0202

One of Owner's obligations under the Declaration was to pay all assessments imposed upon, assessed or charged to the lot, with all unpaid assessments constituting a continuing lien on their interest in the Project pursuant to the Declaration.

Owner has breached their assessment obligation required by the Declaration and reflected by the lien recorded as Entry No. 16672:2012, by the association in the Utah County Recorder's Office. All interest, late fees, costs, trustee's fees, attorney's fees and related costs of collection, as provided by the Declaration or Utah law, shall continue to accrue and be secured by the lien created by the Declaration until paid in full. Under Utah Code Ann., § 57-8-46 or § 57-8a-303, the trustee gave Owner a Notice of Nonjudicial Foreclosure and Right to Demand Judicial Foreclosure at least 30 days prior to recording this Notice of Default. Owner did not request a judicial foreclosure.

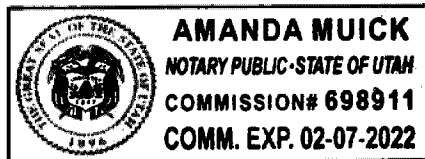
THEREFORE, NOTICE IS HEREBY GIVEN that the undersigned Trustee has elected, pursuant to the Declaration and Utah Code Ann. § 57-8-45 or § 57-8a-302, to sell the lot through nonjudicial foreclosure.

DATED: September 6, 2018

Karly Walton, Trustee
5200 South Highland Drive, Suite 303
PO Box 71565
Salt Lake City, UT 84171
(801) 449-9749

State of Utah)
 :ss.
County of Salt Lake)

On September 6, 2018, personally appeared before me Karly Walton, the trustee, and proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that she executed the same. Witness my hand and official seal.


NOTARY PUBLIC