

151474-DT

13836383
12/11/2021 9:29:00 AM \$40.00
Book - 11276 Pg - 3589-3590
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN:

That BRYAN W. CANNON, is Substitute Trustee under a Trust Deed dated May 5, 2017 and executed by Garrett M. Perea and Venita L. Perea, as Trustor(s) in favor of Alma Hansen and Rob Haertel, Trustees of the Capital Assets 401(k) Plan Amended Effective 1/1/2016, as Beneficiary and was recorded May 5, 2017 as Entry No. 12529626 in Book 10554, pages 7309-7312 of the Official Records in the office of the County Recorder of Salt Lake County, Utah, describing land therein as:

Lot 542 PARKWOOD, PLAT 4, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.
Tax ID No. 20-13-480-013.

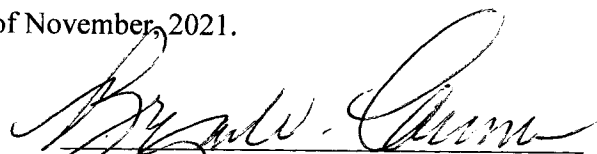
The Beneficial interest in said Trust Deed has been assigned by Assignment of Trust Deed to Alma Hansen, Trustee of the Primary Source Lending, LLC, 401(k) Profit Sharing Plan as to a 50% interest and Rob Haertel, Trustee of the Rob Haertel Inc. 401(k) Profit Sharing Plan as to a 50% interest, as Beneficiaries.

Said obligation includes a Note for the principal sum of \$128,200.00.

A breach of, and default in, the obligations for which such Trust Deed is secured has occurred in that payment has not been made of: The full balance which is due and payable under the terms of the said Note in an amount of \$191,829.05 as of October 4, 2021, together with interest accruing thereon from and after October 4. The said default amount includes a principle balance of \$128,200 and interest and late charges of \$63,629.05. Attorney's fees, accruing interest and costs of foreclosure are and will be due in connection with this proceeding.

By reason of such default, BRYAN W. CANNON, Trustee and the Successor Beneficiaries under said Deed of Trust, to the extent applicable and allowed under the terms and conditions of the Note and Trust Deed, do hereby elect and cause the Trust property to be sold to satisfy the obligations secured thereby.

DATED this 23rd day of November, 2021.



BRYAN W. CANNON

Trustee

Attorney At Law

3381 W. Mayflower Way, Ste. 250

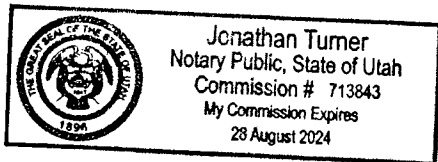
Lehi, Utah 84043

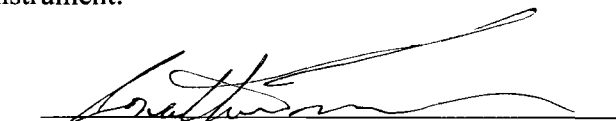
Office Hours 8am-5pm

Telephone: (801) 441-1514

STATE OF UTAH)
)ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 23^d day of November, 2021, by BRYAN W. CANNON, the signer of said instrument.





NOTARY PUBLIC
Residing At: Salt Lake City, Utah