

WHEN RECORDED, RETURN TO:
MILLER HARRISON LLC
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Murray, Utah 84123
801-692-0799
Acct: 2021-0256

01188219 B: 2737 P: 1940
Page 1 of 1
Rhonda Francis Summit County Recorder
04/29/2022 01:37:20 PM Fee \$40.00
By MILLER HARRISON LLC
Electronically Recorded

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN THAT the Fox Point at Redstone Association, Inc. (the "Association") on September 10, 2021, recorded in the offices of the Summit County Recorder, as Entry No. 01172894, a Notice of Lien upon those certain lands and premises owned by Christina Van Atta located at 1684 West Fox Hollow Lane, Unit H-8, Park City, UT 84098, lying in Summit County, Utah and further described as follows:

Legal Description: **FOX POINT AT REDSTONE VILLAGE PHASE 11 UNIT: H-8**
Parcel ID #: **FPRSV-11-H8**

A breach of the Owner's obligations has occurred, as provided in the Third Amended Declaration of Condominium for Fox Point at Redstone, as amended (the "Declaration"), which obligations are secured by the above-described property, and the Owner has defaulted and failed to make payment. The Association has elected, pursuant to the terms of the Declaration and other applicable law, to declare the Owner's entire amount of unpaid common area maintenance fees, interest, and late fees, attorney's fees, and costs of collection and foreclosure, in the present amount of \$9,499.90 as of the date of this notice, to be immediately due and payable. By pursuing its rights of nonjudicial foreclosure under this Notice of Default, the Association is not attempting to, nor will the Association collect through nonjudicial foreclosure, any fine which may have accrued as part of the Association's continuing lien as precluded in Utah Code §§ 57-8a-303 and 57-8-46, whether included in the notice of lien or not. The Association further hereby gives notice that the above-described real property shall be sold to satisfy the aforesaid obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs of collection and further accruing common area maintenance fees and penalties.

In accordance with Utah Code Ann. §57-1-26(3)(b), a copy of this notice is being sent to the owner(s) of the above property. This notice reflects a debt against the property and is not an attempt to collect a debt from the owner(s), to the extent he/she/the have discharged personal liability through bankruptcy proceedings. *NOTE: Potential bidders are hereby notified that this property is subject to a certain deed restriction with income limitations, as more particularly described in Section 5 and Exhibit "B" of that certain Master Deed Restriction recorded in the office of the Summit County Recorder as Entry No. 00718718 on December 2, 2004.

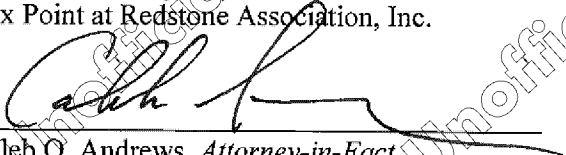
DATE FILED: April 29, 2022.

Fox Point at Redstone Association, Inc.

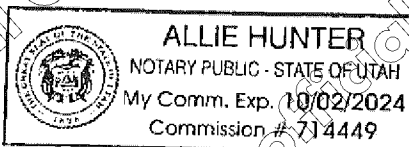
STATE OF UTAH)

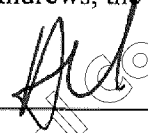
County of SALT LAKE)

) ss


Caleb O. Andrews, Attorney-in-Fact

On April 29, 2022, personally appeared before me Caleb O. Andrews, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.




Notary Public