

11040563

WHEN RECORDED RETURN TO:

LAW OFFICES OF JAMES H. WOODALL
10653 RIVER FRONT PARKWAY, SUITE 290
SOUTH JORDAN UT 84095

11040563
9/28/2010 2:42:00 PM \$12.00
Book - 9862 Pg - 7625-7626
Gary W. Ott
Recorder, Salt Lake County, UT
SECURITY TITLE INS AGENCY
BY: eCASH, DEPUTY - EF 2 P.

1301163-07 *NODXR*

NOTICE OF DEFAULT

T.S NO. 1301163-07

LOAN NO. XXXX1586

APN. 28-20-178-023

NOTICE IS HEREBY GIVEN THAT

NICOLE R. BROCK as Trustor,

FIRST AMERICAN TITLE as Trustee,

in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP. A FLORIDA CORPORATION as Beneficiary, under Deed of Trust dated December 18, 2007, recorded December 20, 2007, in the official records of SALT LAKE County, Utah, as Entry No. 10305189, in Book 9550, at Page 4949-4963, covering the following described real property situated in said County and State, to-wit:

LOT 235, HAWKWOOD ESTATES PHASE II, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Said obligation included a Note for the principal sum of \$243,000.00.

That a breach or a default in the obligation for which said Deed of Trust is security has occurred as follows: Failure to pay the monthly payment due March 01, 2010 of principal and interest and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust.

Trustee's fees and costs and expenses associated with this foreclosure and any further breach of any term or condition contained in subject note and deed of trust.

Monthly Payments: \$1,880.41

Monthly Late Charge: \$74.81

Total Delinquency as of September 27, 2010 is \$15,094.27

That by reason of such default, OCWEN LOAN SERVICING, LLC the current Beneficiary under such Deed of Trust, has executed and delivered to said Trustee a written declaration of default and a demand for sale, and has deposited with said Trustee such deed and all documents evidencing the obligation secured thereby are immediately due and payable and has elected and does elect to cause the trust property to be sold to satisfy the obligations secured thereby.

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NODUT.DOC

Rev. 09/15/09

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Dated: September 27, 2010

JAMES H. WOODALL
10653 RIVER FRONT PARKWAY, SUITE 290
SOUTH JORDAN UT 84095

(801)254-9450

STATE OF UTAH
COUNTY OF SALT LAKE

On 09/27/2010 before me, COLLEEN CURREY, a Notary Public,
JAMES H. WOODALL

personally known to me (or proved to me on the basis of satisfactory evidence) to be
the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

(this area for Notary Seal)

Signature

