

WHEN RECORDED RETURN TO:
Quinn A. Sperry
MORRIS SPERRY
7070 South Union Park Center, Suite 220
Midvale, Utah 84047

12033876
4/20/2015 4:01:00 PM \$12.00
Book - 10316 Pg - 3564-3565
Gary W. Ott
Recorder, Salt Lake County, UT
MORRIS SPERRY
BY: eCASH, DEPUTY - EF 2 P.

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN THAT **Vivante Homeowners Association, Inc.**, an association of condominium unit owners (the "Association"), claimed a lien and, on February 2, 2015, caused a notice of lien to be recorded in the offices of the Salt Lake County Recorder, as Entry No. 11986266, in Book 10293, at Page 1644, upon those certain lands and premises owned or purportedly owned by **Carlos Miguel Zegarra** (the "Owner") and lying in 3181 South Alsace Way #G6, West Valley City, UT 84119, and more particularly described as follows:

UNIT 6, BUILDING G, CONTAINED WITHIN VIVANTE PHASE 22, AN EXPANDABLE CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON AUGUST 28, 2003 IN SALT LAKE COUNTY, AS ENTRY NO. 8793645, IN BOOK 2003P, AT PAGE 263 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED IN SALT LAKE COUNTY, AS ENTRY NO. 8029557 IN BOOK 8511 AT PAGE 2575 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

Parcel No. 15-27-407-105 (collectively, the "Property").

A breach of the Owner's obligations has occurred, as provided under the Declaration of Condominium for Vivante, an Expandable Utah Condominium Project, as may have been supplemented and amended, recorded with the Salt Lake County Recorder on October 15, 2001 as Entry No. 8029557, in Book 8511 at Page 2575 (the "Declaration"), which obligations are secured by the Property, and the Owner has defaulted and failed to make payments. The Association's lien arising from, and perfected by, the Declaration and Utah statute is treated as a deed of trust under which the Association is the beneficiary and the Owner is the trustor. 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, attorneys' fees, and costs of collection and foreclosure, in the present amount of \$1,907.25 as of the date of this notice, to be immediately due and payable. The Association further gives notice hereby that the Property shall be sold to satisfy the aforesated obligations, in addition to present and further accruing assessments, common expenses, interest, late fees or charges, reasonable attorneys' fees, other costs of collection, and additional amounts assessed to the Owner's account by the Association as allowed by the Association's governing documents.

In accordance with Utah statute, a copy of this notice will be sent to the Owner. To the extent that the Owner has discharged the Owner's personal liability for all, or a portion of, the Association's lien against the Property through bankruptcy proceedings, this notice reflects a debt against the Property and is not an attempt to collect a debt from the Owner personally for the amount of such debt that has been discharged.

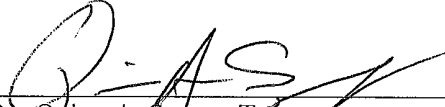
The following information is given concerning the trustee and the manner, place and time in which the trustee may be contacted: Quinn A. Sperry, MORRIS SPERRY, 7070 South Union Park Center, Suite 220, Midvale, Utah 84047; Telephone: (801) 790-9004; Fax: (801) 208-8209; General Office Hours: Monday through Friday, 8:30 a.m. to 5:00 p.m. (excluding holidays).

THIS LAW FIRM IS A DEBT COLLECTOR. THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED CAN AND WILL BE USED FOR THAT PURPOSE.

Ent 12033876 BK 10316 PG 3564

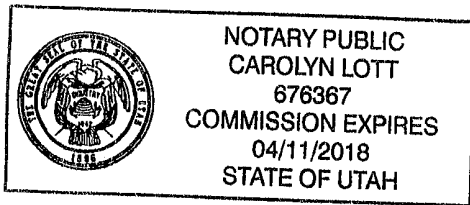
IN WITNESS HEREOF, Quinn A. Sperry, as attorney for the Association, has caused his name to be hereto affixed April 20, 2015.

MORRIS SPERRY


By: Quinn A. Sperry, Trustee
Attorney for Vivante Homeowners Association,
Inc.

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On April 20, 2015, personally appeared before me Quinn A. Sperry, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.




Notary Public