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Rhonda Francis Summit County Recorder

06/16/2023 03:25:03 PM Fee \$40.00

By BUCHALTER, A PROFESSIONAL CORPORATION

Electronically Recorded

WHEN RECORDED RETURN TO:

Buchalter
36 S State St., Ste 600,
Salt Lake City, UT 84111
Attention: Landon A. Hardcastle

**NOTICE OF DEFAULT AND
ELECTION TO SELL UNDER DEED OF TRUST**

NOTICE IS HEREBY GIVEN that Landon A. Hardcastle, a member of the Utah State Bar, is the Successor Trustee under that certain Trust Deed with Assignment of Rents dated June 29, 2018 (“Deed of Trust”), executed by 3525 ECHO LLC, a Utah limited liability company (“Trustor”), to secure obligations in favor of NOE RODRIGUEZ, an individual (“Beneficiary”), which Deed of Trust was filed for record on July 3, 2018, and recorded as Entry No. 01094491, in Book 2469, at Page 0727, in the Official Records of Summit County, State of Utah. The Deed of Trust covers the real property described on Exhibit “A” attached hereto.

Landon A. Hardcastle, as Successor Trustee to the Deed of Trust, hereby declares that a breach of the obligation for which the trust property was conveyed as security has occurred. The nature of the breach is (i) the failure to pay principal and interest on the loan secured by the trust property (the “Loan”), (ii) the failure to pay real property taxes on the trust property, and (iii) the failure to keep the trust property free and clear of unauthorized liens. These defaults have resulted in acceleration of the entire indebtedness owed under that certain Trust Deed Note dated June 29, 2018, in the original principal amount of Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00) executed by Trustor in favor of Beneficiary together with accrued and accruing interest, late fees, costs and attorney’s fees.

Landon A. Hardcastle, as Successor Trustee, hereby elects to sell said property or to cause said property to be sold pursuant to the provisions of said Deed of Trust under the laws of the State of Utah.

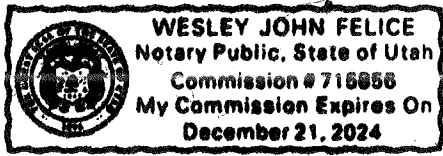
Dated this 1st day of June, 2023.



Landon A. Hardcastle, a member of the Utah State Bar
36 S State St., Ste 600,
Salt Lake City, UT 84111

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

On the 16 day of June, 2023, personally appeared before me Landon A. Hardcastle, a member of the Utah State Bar, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same as Successor Trustee.





NOTARY PUBLIC
Residing at: /Salt Lake City

My Commission Expires:

12-21-24

EXHIBIT "A"

Property Description

That real property situated in the County of Summit, State of Utah, described as follows:

Parcel 1: [NS-934-D]

Beginning at a point which is East 171.33 feet and North 54.32 feet from the ACB Stone, which Stone is 21.97 chains North and 35.72 chains West from the Southeast corner of Section 24, Township 3 North, Range 4 East, Salt Lake Base and Meridian (said point being located on the Easterly right of way line of a County Road) and point being also described of record as North 64°40' East 30 feet and North 26°45' West 48 feet and North 25° West 24 feet and North 64°40' East 99 feet and South 25°11'30" East 72 feet along the Easterly line of County road from the before mentioned ACB Stone and running thence North 63°51'31" East 230.85 feet along a fence; thence North 25°17'59" West 88.25 feet; thence South 63°51'31" West 113.71 feet; thence North 25°19'09" West 19.00 feet; thence South 63°51'31" West 32.17 feet; thence North 25°19'09" West 179.75 feet to the Southerly line of Temple Lane; thence South 63°51'31" West 85 feet along said lane to the Easterly right of way line of said County Road; thence South 25°19'09" East 287.00 feet along said right of way line to the point of beginning.

Parcel 1A:

Together with a 20 right of way for ingress and egress described as follows: Beginning at a point which is East 378.57 feet and North 156.03 feet from the ACB Stone, which Stone is 21.97 chains North and 35.72 chains West from the Southeast corner of Section 24, Township 3 North, Range 4 East, Salt Lake Base and Meridian (said point being located on an existing fence line) said point also being described of record as North 64°40' East 30 feet and North 26°45' West 48 feet and North 25° West 24 feet and North 64°40' East 99 feet and South 25°11'30" East 72 feet and North 63°51'31" East 230.85 feet from the before mentioned ACB Stone and running thence North 63°51'31" East 20.00 feet along

said fence; thence 25°17'59" West 88.25 feet; thence South 63°51'31" West 20.00 feet; thence South 25°17'59" East 88.25 feet to the point of beginning.

Parcel 2: [NS-934-E]

A part of the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 3 North, Range 4 East, of the Salt Lake Base and Meridian. Beginning at a point 355.87 feet North 00°00'00" East, 133.98 feet North 90°00'00" East and 126.41 feet South 25°19'09" East from the ACB (Aqua Center Beckwith) Monument which is set by record 1450.02 feet North 0°00'00" East and 263.32 feet North 90°00'00" East of the South Quarter Corner (Monument in Place) of Section 24, Township 3 North, Range 4 East, Salt Lake Base and Meridian; thence South 25°19'09" East 53.34 feet; thence North 63°51'31" East 32.17 feet; thence South 25°19'09" East 19.00 feet; thence North 63°51'31" East 119.28 feet; thence North 25°25'25" West 70.80 feet; thence South 64°26'31" West 151.31 feet to the point of beginning.

Parcel 2A:

Together with a right of way over the South 20 feet of the above described property for the purpose of the ingress and egress.

Tax Parcel No. NS-934-D, NS-934-E.