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Rhonda Francis Summit County Recorder

03/25/2024 02:41:41 PM Fee \$40.00

By SMITH KNOWLES PC

Electronically Recorded

WHEN RECORDED, RETURN TO:

Lincoln Title Insurance Agency

2225 Washington Boulevard, Suite 200

Ogden, Utah 84401

Telephone: (801) 476-0303

File No. AMER02-1675

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN that LINCOLN TITLE INSURANCE AGENCY, a title insurance company authorized and actually doing business in the State of Utah, whose business address is 2225 Washington Boulevard, Suite 200, Ogden, Utah 84401, is the duly appointed Successor Trustee under a certain DEED OF TRUST ("Trust Deed") dated MARCH 31, 2021, and executed by RANDAL RAY CASTONA AND LEONA MAY GONZALEZ, as Trustor(s), to secure certain obligations in favor of AMERICA FIRST FEDERAL CREDIT UNION, its successors and assigns, as Beneficiary, and AMERICA FIRST FEDERAL CREDIT UNION, as Trustee, which Trust Deed was recorded on APRIL 13, 2021, as Entry No. 01160901, in Book 2656, at Page 1085, in the Official Records of SUMMIT County, State of Utah, describing land therein situated in SUMMIT County, Utah, and more particularly as follows:

LOTS 1 AND 2, FIVE BAR DASH SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICIAL OF THE SUMMIT COUNTY RECORDER.

LESS AND EXCEPTING THEREFROM ANY PORTION OF THE ABOVE LYING WITHING THE BOUNDS OF THE FOLLOWING 2 PARCELS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF FIVE BAR DASH SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; AND RUNNING THENCE NORTH 88°58'2" EAST A DISTANCE OF 1334.51 FEET, MORE OR LESS, TO AN EXISTING LINE OF FENCE LOCATED AT OR NEAR THE NORTHEAST CORNER OF A TRANS OF LAND OWNED BY STEPHEN E. AND BRENDA L. PAULL, (SUMMIT COUNTY PARCEL NO. OTNB2-208-B); THENCE SOUTHWESTERLY ALONG SAID LINE OF FENCE TO THE WEST LINE OF LOT 1 OF SAID FIVE BAR DASH SUBDIVISION; THENCE NORTH 0°18'54" WEST 26.8 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

BEGINNING AT A POINT LOCATED 2669.68 FEET SOUTH OF 89°46'56" WEST ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN' THENCE 193.32 FEET NORTH 0°18'54" WEST TO THE POINT OF BEGINNING; THENCE 250 FEET NORTH 0°18'54" WEST; THENCE EAST 20 FEET; THENCE SOUTH 250 FEET; THENCE WEST 20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT OF WAY: COMMENCING AT THE SOUTHEAST CORNER OF LOT 3, FIVE BAR DASH SUBDIVISION; AND RUNNING THENCE SOUTH 89°46'56" WEST 238.30 FEET; THENCE SOUTH 30 FEET; THENCE NORTH 89°46'56" EAST 891.14 FEET; THENCE SOUTH 0°10'13" EAST ALONG A FENCE LINE 1246.11 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF NORTH BENCH ROAD; THENCE NORTH 88°23'23" EAST 30 FEET; THENCE NORTH 00°10'13" WEST 1270.18 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE STEPHEN E. PAULL AND BRENDA L. PAULL PROPERTY, AS DESCRIBED IN THE CERTAIN WARRANTY DEED RECORDED AUGUST 30, 1988 AS ENTRY NO. 296307 IN BOOK 491 AT PAGE 416 OF OFFICIAL RECORDS; THENCE SOUTH 89°46'56" WEST 652.7 FEET; THENCE NORTH 5.08 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH AN EASEMENT AND RIGHT OF WAY WAS CONVEYED IN THAT CERTAIN GRANT OF EASEMENT, CONVEYANCE OF EASEMENT RIGHTS, AND MAINTENANCE AGREEMENT, RECORDED JANUARY 10, 2019 AS ENTRY NO. 1104543 IN BOOK 2493 AT PAGE 276 OF OFFICIAL RECORDS; AND THE CORRECTED GRANT OF EASEMENT, CONVEYANCE OF EASEMENT RIGHTS, AND MAINTENANCE

AGREEMENT, RECORDED JANUARY 18, 2019 AS ENTRY NO. 1104858 IN BOOK 2493 AT PAGE 1822 OF OFFICIAL RECORDS;

SITUATED IN SUMMIT COUNTY, STATE OF UTAH.

APN: FBD-1

APN: FBD-2

A breach of the obligation in the form of a Trust Deed Note ("Note") for which the trust property was conveyed as security has occurred, in that payments required by the Note have not been paid, plus all amounts which hereafter become due and payable, including any additional payments, interest, late fees, trustees, and attorney's fees, and expenses actually incurred.

Pursuant to the directions of the current Beneficiary of the Trust Deed, LINCOLN TITLE INSURANCE AGENCY, as the Successor Trustee, hereby elects to sell the property or cause the property to be sold, pursuant to the provisions of the Trust Deed and the laws of the State of Utah, to satisfy the obligations thereunder.

DATED: March 25, 2024

LINCOLN TITLE INSURANCE AGENCY

By:



Kenyon D. Dove

Its: Authorized Agent

STATE OF UTAH

COUNTY OF WEBER

On March 25, 2024, personally appeared before me, Kenyon D. Dove, who did say that they are an Authorized Agent of Lincoln Title Insurance Agency, that the within and foregoing instrument was signed on behalf of said corporation by authority of a Resolution of its Board of Directors, and that they duly acknowledged to me that the corporation executed the same.



NOTARY PUBLIC

