

WHEN RECORDED, MAIL TO:  
David P. Hirschi, Esq.  
Hirschi Baer & Clayton, PLLC  
136 East South Temple, Suite 1650  
Salt Lake City, Utah 84111

12690986  
1/3/2018 2:30:00 PM \$12.00  
Book - 10635 Pg - 6391-6392  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
HIRSCHI BAER & CLAYTON PLLC  
BY: eCASH, DEPUTY - EF 2 P.

**NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN by DAVID P. HIRSCHI, attorney at law and Trustee, that a default has occurred under that certain All-Inclusive Trust Deed, Security Agreement, Assignment of Rents and Leases and Fixture Filing (the "Trust Deed"), CHOSKO, LLC, a Utah limited liability company, Trustor, dated June 15, 2017, and recorded June 20, 2017, as Entry No. 12559491 in Book 10569 at page 5570, in the Salt Lake County Recorder's Office describing certain real property and improvements (the "Property") located in Salt Lake County, State of Utah, as follows:

Beginning at a point on the North right of way line of 3500 South Street, said point being South 89°59'22" West along the Section line 380.00 feet and North 00°00'38" West 33.0 feet from the Southeast corner of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence along said right of way line South 89°59'22" West 205.00 feet; thence leaving said right of way line North 00°00'38" West 117.0 feet; thence North 89°59'22" East 205.00 feet; thence South 00°00'38" East 117.0 feet to the point of beginning.

Tax ID No. 14-25-476-004.

That said Trust Deed secures obligations under that certain All-Inclusive Promissory Note Secured by All-Inclusive Trust Deed (the "Trust Deed Note"), dated June 15, 2017, executed by Trustor ("Debtor"), in favor of JOHN PRINCE GROUP, LLC, a Utah limited liability company ("Beneficiary"), and secured by the Trust Deed, in the principal amount of \$525,000.00, bearing interest at the rate of 5.5% per annum.

That the default which has occurred is the breach of obligations for which the Property was conveyed as security and consists of the failure of the Debtor to pay principal and interest due under the Trust Deed Note. That there is now due and owing on said Trust Deed Note principal and interest of \$7,222.82, together with 10% late charges totaling \$361.14. Interest continues to accrue at the rate of 5.5% per annum, and there are also due all of the expenses and attorneys' fees associated with collection efforts and the attorneys' and trustee's fees and other expenses occasioned by these foreclosure proceedings.

That by reason of such default, the Beneficiary has executed and delivered to said Trustee a written request to file a Notice of Default and Election to Sell, and has deposited with the said Trustee the Trust Deed and all documents evidencing obligations secured thereby, and has

declared, and hereby does declare all sums secured thereby immediately due and payable and has elected to cause the above-described property to be sold to satisfy the current principal balance due on the obligation, plus interest due thereon until paid, plus applicable late charges and all expenses of collection and sale, including attorneys' and trustees' fees. An accurate payoff of all current charges can be obtained from the undersigned Trustee upon written request.

The undersigned Trustee can be contacted c/o Hirschi Baer & Clayton, PLLC, 136 East South Temple, Suite 1650, Salt Lake City, Utah 84111, Telephone: (801) 990-0500 between the hours of 9 a.m. and 5 p.m. Monday through Friday.

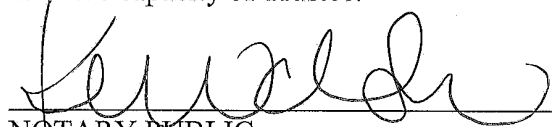
DATED: January 3, 2018.

  
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DAVID P. HIRSCHI, Attorney at Law  
Trustee

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

On the 3 day of Jan, 2018, personally appeared before me David P. Hirschi, who being duly sworn did say that he, as Trustee, is the signer of the foregoing instrument, and duly acknowledged to me that he executed the same in the capacity of Trustee.



  
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NOTARY PUBLIC