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05/28/2019 12:35 PM \$40.00
Book - 10784 Pg - 9444-9445
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
POOLE & ASSOCIATES
4543 S 700 E, STE 200
SLC UT 84107
BY: NPA, DEPUTY - WI 2 P.

When Recorded, Mail To: :
:
Dennis K. Poole, Esq. :
POOLE & ASSOCIATES, L.C. :
4543 South 700 East, Suite 200 :
Salt Lake City, Utah 84107 :
:

Space above for County Recorder's Use

PARCEL I.D. NOS. 16-06-129-004
16-06-479-011

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN:

That Dennis K. Poole, Esq., as Successor Trustee under a Deed of Trust dated July 31, 2000, executed by AMBERLEY PROPERTIES, L.L.C., a Utah limited liability company, as Trustor, to secure certain obligations in favor of ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION, a Utah nonprofit corporation, doing business as Utah Community Reinvestment Corporation ("RMCRC"), as Beneficiary, recorded August 7, 2000, as Entry No. 7692941, in Book 8370, beginning at Page 5195, of the Official Records in the Office of the County Recorder of Salt Lake County, Utah, as amended by that Amendment No. 1 to Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing dated October 30, 2001, and recorded in the office of the County Recorder of Salt Lake County, State of Utah, on November 5, 2001, as Entry No. 8051342, in Book 8521, beginning at Page 8638, which was assigned to by RMCRC to Western Region Nonprofit Housing Corporation by Assignment of Trust Deed dated May 1, 2019, and recorded May 2, 2019, as Entry No. 12980395, in Book 10776, at page 6389, Official Salt Lake County Records, describing land therein as:

PARCEL 1

Beginning at a point 153 feet East of the Northwest corner of Lot 6, Block 72, Plat "A", Salt Lake Survey; and running thence East 45 feet; thence South 132 feet; thence West 45 feet; thence North 132 feet to beginning.

SUBJECT TO A RIGHT OF WAY:

Beginning at a point 158 feet East of the Northwest corner of said Lot 6; thence South 116.34 feet; thence South 45 deg. East 8 feet; thence East 34.34 feet; thence South 10 feet; thence West 45 feet; thence North 132 feet; thence East 5 feet to beginning.

PARCEL 1A:

TOGETHER WITH a right of way, insofar as the same appurtenant to the above land, described as follows:

Beginning at a point 153 feet East of the Northwest corner of said Lot 6; thence South 132 feet; thence West 5 feet; thence North 132 feet; thence East 5 to beginning.

PARCEL 1B:

ALSO TOGETHER WITH a right of way over;

Beginning 198 feet East of the Northwest corner of said Lot 6; thence South 132 feet; thence East 17 feet; thence North 132 feet; thence West 17 feet to beginning.

PARCEL 2:

Beginning at the Northeast corner of Lot 5, Block 19, Plat "B", Salt Lake City Survey; and running thence South 12.4 rods; thence West 55 feet; thence North 12.4 rods; thence East 55 feet to the point of beginning.

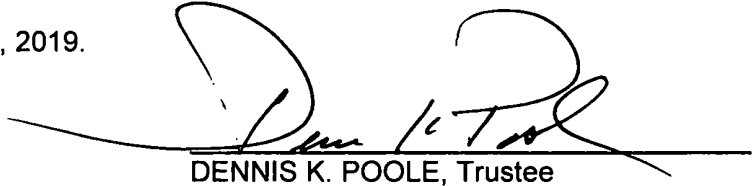
SUBJECT TO all restrictions, reservations and other conditions of record as may be disclosed by a record examination of the title.

Said obligations include a Note in the original principal sum of \$850,000.00.

A breach of, and default in, the obligations for which such Deed is secured has occurred in that payment has not been made of: (i) the monthly installment due May 1, 2019, in the amount of \$2,922.10 for principal and interest; (ii) \$2,651.65 for taxes and insurance; (iii) a late fee equal to \$278.70; (iv) attorneys fees in the amount of \$350.00, in accordance with the Promissory Note and Deed of Trust; and (v) costs of foreclosure.

By reason of such defaults, Dennis K. Poole, as Successor Trustee, and Western Region Nonprofit Housing Corporation, as Successor Beneficiary under said Deed of Trust, do hereby declare all sums secured thereby immediately due and payable and do hereby elect and cause the Trust property to be sold to satisfy the obligations secured thereby.

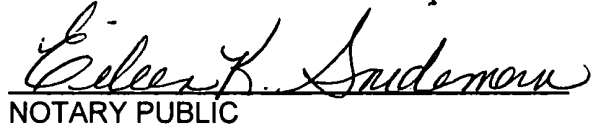
DATED this 28 day of May, 2019.


DENNIS K. POOLE, Trustee

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

On the 28 day of May, 2019, personally appeared before me DENNIS K. POOLE, who being first duly sworn on oath, deposed, stated and acknowledged to me that he executed the foregoing Notice of Default.




NOTARY PUBLIC