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Book - 10809 Pg - 5727
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SEB LEGAL LLC
BY: eCASH, DEPUTY - EF 1 P.

WHEN RECORDED MAIL TO:
SEB Legal
5200 South Highland Drive, Suite 303, PO Box 71565
Salt Lake City, Utah 84171

NOTICE OF DEFAULT AND ELECTION TO SELL

Kenyatta A. Hill ("Owner") is the record owner of a lot located in the Cottages at Elk Run Phase 2 Homeowners Association, Inc. (the "Project") as created by a Declaration of Covenants, Conditions, and Restrictions, as amended and supplemented, recorded as Entry No. 7569053 in the Salt Lake County Recorder's Office ("Declaration"). The property owned by Owner and encumbered by the Declaration is more particularly described as:

LOT 22, COTTAGES AT ELK RUN PUD., as shown in the plat map on file with the Salt Lake Recorder's Office.

Parcel ID No. 14321270340000

One of Owner's obligations under the Declaration was to pay all assessments imposed upon, assessed or charged to the lot, with all unpaid assessments constituting a continuing lien on their interest in the Project pursuant to the Declaration.

Owner has breached their assessment obligation required by the Declaration and reflected by the lien recorded as Entry No. #####, by the association in the Salt Lake County Recorder's Office. All interest, late fees, costs, trustee's fees, attorney's fees and related costs of collection, as provided by the Declaration or Utah law, shall continue to accrue and be secured by the lien created by the Declaration until paid in full. Under Utah Code Ann., § 57-8-46 or § 57-8a-303, the trustee gave Owner a Notice of Nonjudicial Foreclosure and Right to Demand Judicial Foreclosure at least 30 days prior to recording this Notice of Default. Owner did not request a judicial foreclosure.

THEREFORE, NOTICE IS HEREBY GIVEN that the undersigned Trustee has elected, pursuant to the Declaration and Utah Code Ann. § 57-8-45 or § 57-8a-302, to sell the lot through nonjudicial foreclosure.

DATED: July 29, 2019

Karly Walton, Trustee
5200 South Highland Drive, Suite 303
PO Box 71565
Salt Lake City, UT 84171
(801) 609-1761

State of Utah)
 :ss.
County of Salt Lake)

On July 29, 2019, personally appeared before me Karly Walton, the trustee, and proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that she executed the same. Witness my hand and official seal.

NOTARY PUBLIC