

WHEN RECORDED, MAIL TO:
Spencer B. Nelson, Esq.
NELSON CHRISTENSEN HOLLINGWORTH & WILLIAMS
5292 College Drive, Suite 203
Murray, UT 84123

13282205
5/28/2020 8:17:00 AM \$40.00
Book - 10950 Pg - 8707-8708
RASHELLE HOBBS
Recorder, Salt Lake County, UT
NELSON CHRISTENSEN
BY: eCASH, DEPUTY - EF 2 P.

Space above for County Recorder's use

Parcel I.D. #08-35-378-009

Parcel I.D. #08-35-378-008

Parcel I.D. #08-35-378-007

Parcel I.D. #08-35-378-014

NOTICE OF DEFAULT

SPENCER B. NELSON, Successor Trustee under that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing dated March 8, 2019, executed by **ESPLANADE APARTMENTS, LLC**, as Trustor, wherein **MILLER BATES, LLC** appeared as Beneficiary, and recorded March 11, 2019, as Entry No. 12947384 in Book 10759 at Page 4442 of the official records of the Salt Lake County Recorder, State of Utah, covering the following-described real property located in said County:

Parcel 1:

Lot 5, Block 1, BOTHWELL AND McCONAUGHY SUBDIVISION, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.
Property address: 19 North 1000 West, Salt Lake City, UT 84116
Parcel I.D. #08-35-378-009

Parcel 2:

Lot 6, Block 1, BOTHWELL AND McCONAUGHY SUBDIVISION, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.
Property address: 23 North 1000 West, Salt Lake City, UT 84116
Parcel I.D. #08-35-378-008

Parcel 3:

Lot 7, Block 1, BOTHWELL & McCONAUGHY SUBDIVISION of the East half of Block 56, Plat "C", Salt Lake City Survey, and more particularly known and described as No. 25 North 9th West Street, Salt Lake City, Utah, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.
Property address: 25 North 1000 West, Salt Lake City, UT 84116
Parcel I.D. #08-35-378-007

Parcel 4:

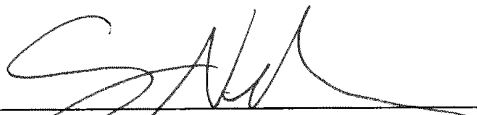
Lots 8 and 9, Block 1, BOTHWELL AND McCONAUGHY SUBDIVISION, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.
Property address: 29 North 1000 West, Salt Lake City, UT 84116
Parcel I.D. #08-35-378-014

hereby gives notice that breach of the obligations for which such Deed of Trust is security has occurred in that Trustor has failed to pay amounts owing to Beneficiary under a Secured Promissory Note dated March 8, 2019, in the original amount of \$1,148,876.40, together with accrued interest, attorney's fees, costs, and late fees associated herewith; and the Beneficiary has executed and delivered to said Successor Trustee a written declaration of default, and has deposited with said Successor Trustee such Deed of Trust and all documents evidencing obligations secured thereby and has elected to cause the property to be sold to satisfy the obligation secured thereby.

This is an attempt to collect a debt. Any information obtained may be used for that purpose. This communication is from a debt collector. Unless, within thirty (30) days after receipt of this Notice of Default, you dispute the validity of the debt or any portion thereof, we will assume this debt to be valid and will proceed in accordance with that assumption.

If, within (30) days of your receipt of this Notice of Default, you notify us in writing that the debt or any portion thereof is disputed, we will obtain a verification of the debt or if the debt is founded upon a judgment, a copy of the judgment, and we will mail to you a copy of such verification.

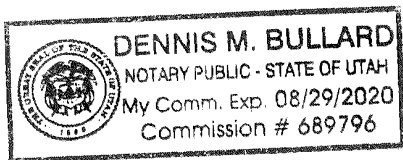
DATED this 27th day of May, 2020.




Spencer B. Nelson
Successor Trustee

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

On the 27th day of May, 2020, personally appeared before me Spencer B. Nelson who, being by me duly sworn, did say that he is the Successor Trustee under the Deed of Trust mentioned herein above and duly acknowledged to me that he signed the foregoing instrument.





Notary Public