

ENT 13463 : 2014 PG 1 of 2
Jeffery Smith
Utah County Recorder
2014 Feb 27 04:59 PM FEE 77.00 BY SS
RECORDED FOR Title West -Orem
ELECTRONICALLY RECORDED

When Recorded Return To:

Parsons Behle & Latimer
201 South Main Street, Suite 1800
Post Office Box 45898
Salt Lake City, Utah 84145-0898
Attention: Gary E. Doctorman

Space above for County Recorder's Use
PARCEL I.D. # _____

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN of demand for payment in full and/or the default of that certain Deed of Trust (the "Deed of Trust"), which was recorded on July 26, 2006, as Entry No. 94323:2006 in the Official Records of the County Recorder of Utah County, State of Utah, which Deed of Trust is dated July 25, 2006, and granted by TIMBERLAND DEVELOPMENT, L.C., as Trustor in favor of THAYER COUNTY BANK as Beneficiary and MOUNTAIN WEST TITLE as original Trustee, in which GARY E. DOCTORMAN, an active member of the Utah State Bar residing in Utah, has been substituted as Successor Trustee (hereafter "Trustee"), pursuant to that certain Substitution of Trustee, dated January 13, 2014 and recorded on January 22, 2014, as Entry No. 4651:2014 in the Official Records of the County Recorder of Utah County, State of Utah. The Deed of Trust, as assigned, embraces the following described real property situated in Utah County, State of Utah ("Trust Property"):

Lots 1-15, 17, 19, 21-23, 25-36, 38-45, 47, 53, 55, 56, 58-68, 76, 79-88, Plat "D", SOLDIER SUMMIT ESTATES SUBDIVISION, according to the official plat thereof, on file in the office of the Utah County Recorder.

A breach of the obligation for which the Trust Property was given as security has occurred or alternatively the indebtedness is due on demand. The Trustee does hereby elect to sell or cause the Trust Property to be sold to satisfy the obligations secured by the Deed of Trust, including appropriate fees, charges, and expenses incurred by the Trustee, advances, if any, under the terms of the Deed of Trust, interest thereon, and the unpaid principal and accrued interest of the Promissory Note (the "Note") secured by the Deed of Trust.

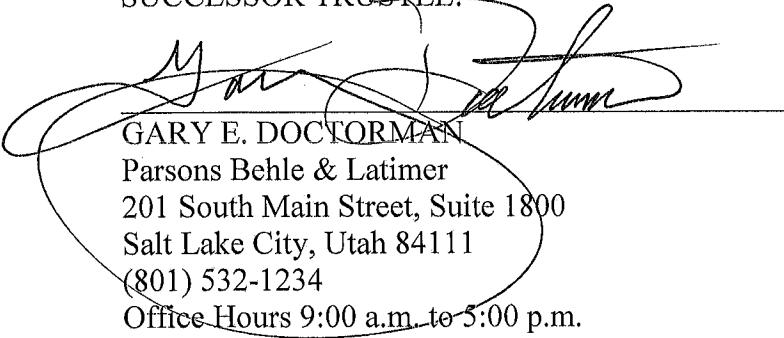
The nature of such breach is the failure of the Trustor to pay the Note when due, upon acceleration, or upon demand. The Note is due in installments, therefore, as a result of the payment breach, among other breaches, the entire amount due is hereby accelerated and the entire balance is immediately due and payable in full. The payoff due to Beneficiary as of January 15, 2014 is \$1,232,762.59 in principal, together with accrued interest, and all costs and fees including attorneys' fees are declared to be due and payable, subject to the rights of the Trustor to cure the delinquency as provided by Utah law. Additionally, the nature of the breach is the failure of Trustor to comply with the reporting covenants contained in the Deed of Trust,

including, without limitation, failure to provide tax returns, returns rolls and financial statements as required by the Deed of Trust.

The purpose of this Notice is to collect a debt and any information obtained may be used for that purpose. Unless, within thirty days of the date hereof, you notify us that you dispute the validity of the debt or a portion thereof, we will assume that the debt is valid. If you notify us of a dispute thereof, in writing, within thirty days, we will request verification of the debt and provide it to you. Collection efforts may not cease during that time. Upon written request within thirty days, the name and address of the original creditor, if different from the current creditor, will be provided to you.

DATED this 26 day of February, 2014.

SUCCESSOR TRUSTEE:


 GARY E. DOCTORMAN
 Parsons Behle & Latimer
 201 South Main Street, Suite 1800
 Salt Lake City, Utah 84111
 (801) 532-1234
 Office Hours 9:00 a.m. to 5:00 p.m.

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

The foregoing NOTICE OF DEFAULT AND ELECTION TO SELL was acknowledged before me this 26th day of February, 2014, by GARY E. DOCTORMAN, SUCCESSOR TRUSTEE.


 CHRISTINE L. LARSON
 NOTARY PUBLIC
 Residing at: _____

