

WHEN RECORDED, RETURN TO:  
**MILLER HARRISON LLC**  
5292 South College Drive, Suite 304  
Murray, Utah 84123  
801-692-0799  
Acct: 2022-0180

**13988034 B: 11358 P: 1058 Total Pages: 1**  
**07/20/2022 03:21 PM By: zjorgensen Fees: \$40.00**  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: MILLER HARRISON LLC  
5292 SO COLLEGE DR MURRAY, UT 84123

## NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN THAT the Ash Briar Cove, P.U.D., Property Owners Association (the "Association") on July 20, 2022, recorded in the offices of the Salt Lake County Recorder, as Entry No. 13988019, a Notice of Lien upon those certain lands and premises owned by Leopino Angilau and Christopher Anica, located at 7741 S. Briar Drive, West Jordan, UT 84084, lying in Salt Lake County, Utah and further described as follows:

Legal Description: LOT 7, ASH BRIAR COVE PUD. 8326-7465 8454-5648 9393-4629 9583-7594  
10171-487 10452-4489  
Parcel ID #: 21-29-480-008-0000


A breach of the Owner's obligations has occurred, as provided in the Declaration of Covenants, Conditions, and Restrictions of Ash Briar Cove, P.U.D., as amended (the "Declaration"), which obligations are secured by the above-described property, and the Owner has defaulted and failed to make payment. The Association has elected, pursuant to the terms of the Declaration and other applicable law, to declare the Owner's entire amount of unpaid common area maintenance fees, interest, and late fees, attorney's fees, and costs of collection and foreclosure, in the present amount of \$5,083.89 as of the date of this notice, to be immediately due and payable. By pursuing its rights of nonjudicial foreclosure under this Notice of Default, the Association is not attempting to, nor will the Association collect through nonjudicial foreclosure, any fine which may have accrued as part of the Association's continuing lien as precluded in Utah Code §§ 57-8a-303 and 57-8-46, whether included in the notice of lien or not. The Association further hereby gives notice that the above-described real property shall be sold to satisfy the aforesaid obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs of collection and further accruing common area maintenance fees and penalties.

In accordance with Utah Code Ann. §57-1-26(3)(b), a copy of this notice is being sent to the owner(s) of the above property. This notice reflects a debt against the property and is not an attempt to collect a debt from the owner(s), to the extent he/she/the have discharged personal liability through bankruptcy proceedings.

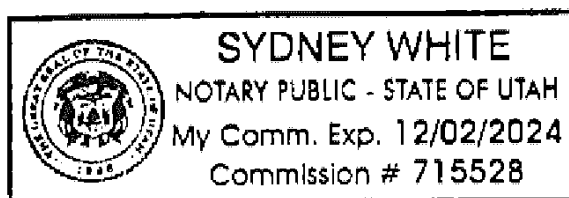
DATE FILED: July 20, 2022.

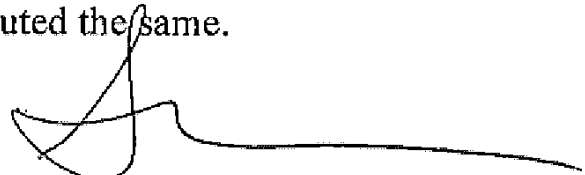
STATE OF UTAH                    )  
  ) ss  
County of SALT LAKE         )

Ash Briar Cove, P.U.D., Property Owners  
Association

  
Caleb O. Andrews, *Attorney-in-Fact*

On July 20, 2022, personally appeared before me Caleb O. Andrews, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



  
Notary Public