

After Recording Return To:
Lundberg & Associates PC
3269 South Main Street, Suite 100
Salt Lake City, UT 84115
(801) 263-3400

Case No. 22.84202.1\CL
lab

Parcel ID #: 32-12-231-039

(Space above for County Recorder's use)

NOTICE OF DEFAULT AND ELECTION TO SELL


Howard Smith and Young Ja Smith, as trustors, executed a trust deed dated October 17, 2003 to secure the performance of promissory note obligations. The trust deed was filed for record on October 20, 2003, with recorder's entry No. 8857540, in Book 8898 at Page 3181, Salt Lake County, Utah, and covers the following real property:

See Exhibit "A"

A breach of an obligation for which the trust property was conveyed as security has occurred. The monthly payment obligation set forth in the promissory note is in default. All delinquent monthly payments, together with all unpaid taxes, insurance and other obligations under the promissory note and trust deed, are due. Under the provisions of the promissory note and trust deed, the unpaid principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorneys' fees. Accordingly, the trustee has elected to sell the property described in the trust deed.

DATED: 10/5/2022

Lundberg & Associates, PC, Trustee


Printed Name: BRIGHAM LUNDBERG
Authorized Officer
3269 South Main Street, Suite 100
Salt Lake City, UT 84115
Office Hours: 8:00 a.m. - 5:00 p.m.
(801) 263-3400

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

On this 5 day of October, 2022, before me, Liseth Diaz, a notary public, personally appeared Brigham Lundberg, an authorized officer of Lundberg & Associates, PC, trustee, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same.


Notary Public

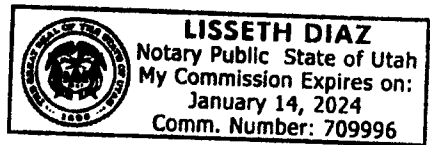


Exhibit "A"

Lot I-042 and the Easterly five (5) feet of Lot I-043 ROSECREST PLAT I SUBDIVISION, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

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