

WHEN RECORDED, MAIL TO:  
Bradley R. Helsten, Esq.  
Zumpano Patricios & Helsten  
2061 E. Murray Holladay Rd.  
Salt Lake City, UT 84117

14058481 B: 11394 P: 1055 Total Pages: 3  
01/03/2023 11:18 AM By: salvarado Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Space above for County Recorder's use

Parcel I.D. # 22-26-432-001-0000  
35464-DH

162934- DTF

## NOTICE OF DEFAULT

**Bradley R. Helsten**, Successor Trustee under that certain Deed of Trust dated August 31, 2021, executed by **Y'Ulau A Shieu**, as Trustor, wherein **Cedar Point Capital, Inc.** appeared as Beneficiary, and recorded on August 31, 2021, as Entry No. 13760534, Book 11231, Pages 7837-7855, in the official records in the office of the County Recorder of Salt Lake County, State of Utah, covering the following-described real property located in said County, to wit:

SEE ATTACHED EXHIBIT "A".

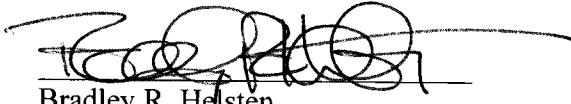
Property Address: 3465 E. Magic Hill Cir., Cottonwood Heights, UT 84121

hereby gives notice that breach of the obligations for which such Deed is security has occurred in that Trustor has failed to pay amounts owing to Beneficiary under a Promissory Note dated August 31, 2021, in the original amount of \$760,000.00 which sum was due and payable on March 1, 2022, 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.

Please be advised that the debt secured by the afore-described Deed of Trust is hereby accelerated and shall become all due and payable unless the delinquencies described above are cured within the time and in the manner set forth in U.C.A. § 57-1-31.

(End of Text - Signature Attached)

DATED this 3rd day of January 2023.



Bradley R. Helsten,  
Successor Trustee

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

On the 3rd day of January, 2023, personally appeared before me Bradley R. Helsten, who, being by me duly sworn, did say that they are the Successor Trustee under the Trust Deed mentioned herein above and duly acknowledged to me that they signed the foregoing instrument.

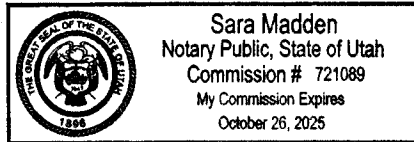
  
Notary Public

EXHIBIT "A"

Lot 1, Enchanted Hills No. 2 Subdivision, according to the official plat thereof, recorded in Book LL of Plats, at Page 39, records of Salt Lake County, State of Utah.

TOGETHER WITH one-half vacated street abutting on the East.

ALSO:

Beginning at the Northeast corner of Lot 1, Enchanted Hills No. 2 Subdivision, according to the official plat thereof, recorded in Book LL of Plats, at Page 39, said point being 126.44 feet South 88°55'51" West from the East quarter corner of Section 26, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 01°04'09" East 118.96 feet; thence North 63° East 56.88 feet; thence North 94.10 feet; thence South 88°55'51" West 52.91 feet to the point of beginning.

Note: A portion of the boundary of the above described property has been altered by that certain Boundary Line Agreement recorded April 2, 1976, in Book 4174, at Page 506, as Entry No. 2806821, and the affects of said Agreement are incorporated into and made a part of this description.