

Notice prepared by:  
Robert Ming  
17968 Mayerling St.  
Granada Hills, CA 81344  
Telephone: (818) 390-3944

## **NOTICE OF DEFAULT AND ELECTION TO SELL**

### **NOTICE IS HEREBY GIVEN:**

That Robert Ming, as Beneficiary, gives notice of default of the obligations of the Trust Deed dated April 24, 2020, executed by Ben Lomond Investments LLC in favor of Robert Ming, as Beneficiary, and filed for record 4/28/2020, and recorded as Document ID 13256092 Book 10935 Pg 1452-1456 in the official records of the Salt Lake County Recorder's Office, State of Utah, affecting the real property described as follows:

**LOT 23, BLOCK 1, FEDERAL ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDERS' OFFICE.**

**Tax ID: 16-29-180-020**

Said obligations include, but are not limited to, a Trust Deed Note dated April 24, 2020, for an original principal balance of \$483,000.00. A breach of, and default in, the obligations outlined in the Trust Deed Note for which the property was conveyed as security has occurred in the following particulars: failure of the Trustor to repay and satisfy all requirements of the Trust Deed Note (including all interest, fees, and principal due) before the Maturity Date. In addition, Trustor is liable for the cost for all past accrued and subsequently accruing interest and late fees. Furthermore, the Beneficiary has incurred, and will incur costs, expenses, trustee's fees, and attorney's fees in enforcing the terms the terms of the Trust Deed Note. A full itemization of the default amounts and the sum required to cure the same may be obtained from Robert Ming, at the above address.

By reason of such defaults, Robert Ming, Beneficiary, does hereby declare all sums secured thereby immediately due and payable and elects to cause the property to be sold to satisfy the obligations secured thereby. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DATED this 16 day of March, 2023.

Robert Ming

By: Robert Ming  
Robert Ming

STATE OF UTAH  
COUNTY OF \_\_\_\_\_

On the \_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared before me, a Notary Public in and for the State of Utah, (Beneficiary signer name and title, then entity name), the signer of the above instrument, who duly acknowledged to me that he executed the same.

\_\_\_\_\_  
Notary Public

**- SEE ATTACHMENT -**

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

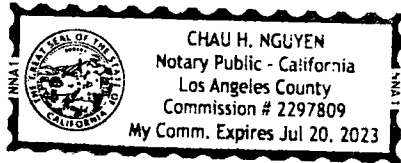
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Los Angeles }  
On 03/16/2023 before me, Chau H. Nguyen, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Robert Ming  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_