

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 August 6, 2020, executed by Ben Lomond Investments LLC in favor of Robert Ming, as Beneficiary, and filed for record 8/7/2020, and recorded as Document ID 13354182, Book 10994 Pg 9413-9417 in the official records of the Salt Lake County Recorder's Office, State of Utah, affecting the real property described as follows:

Lot 514, Arcadia Heights Subdivision Plat "E", according to the plat thereof, as recorded in the office of the County Recorder of Salt Lake County, State of Utah.

Tax ID: 16-23-130-013

Said obligations include, but are not limited to, a Trust Deed Note dated April 24, 2020, for an original principal balance of \$875,000.00. 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.

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

DATED this ____ day of _____, 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 JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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

Subscribed and sworn to (or affirmed) before me
 on this 06 day of 11, 2023
 by *Date* *Month* *Year*



Place Notary Seal and/or Stamp Above

(1) Robert Louis Ming
 (and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Sonia Khachoyan
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: Notice of Default and Election to Sell
 Document Date: NONE Number of Pages: 1
 Signer(s) Other Than Named Above: NONE