

WHEN RECORDED, RETURN TO:
MILLER HARRISON LLC
5292 S. College Dr. #304
Murray, UT 84123
(801) 692-0799

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN THAT Truong Townhomes Homeowner Association, Inc., an association of unit owners (the "Association") on April 10, 2023, recorded in the offices of the Salt Lake County Recorder, as Entry No. 14091792, a Notice of Lien upon those certain lands and premises owned by **Delexus Deherrera & Estevan Garcia** located at 3872 South 1630 West, West Valley City, Utah 84119, lying in Salt Lake County, Utah and further described as follows:

Legal Description: **LOT 116, TRUONG PUD PHASE 1 10179-8071**

Property Address: **3872 South 1630 West #116, West Valley City, Utah 84119**

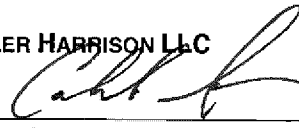
Parcel ID #: **15344040140000**

A breach of the Owner's obligations has occurred, as provided in the Declaration of Covenants, Conditions, Easements and Restrictions of Truong P.U.D., Phase I, recorded in the office of the County Recorder of Sale Lake County, on September 24, 2013, as Entry #11729595 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 to be immediately due and payable. The association further herby gives notice that the above-described real property shall be sold to satisfy the aforestated 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.

IN WITNESS HEREOF, Caleb O. Andrews, as attorney for the Association, has caused his name to be hereto affixed this April 2, 2024.

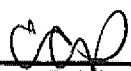
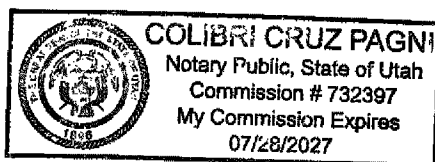
MILLER HARRISON LLC



Caleb O. Andrews, Truong Townhomes Homeowner Association, Inc.

) ss.
COUNTY OF SALT LAKE)

On April 2, 2024, 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