

14268074 B: 11506 P: 7702 Total Pages: 2
07/25/2024 08:43 AM By: aallen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ORANGE TITLE INSURANCE AGENCY
374 EAST 720 SOUTHOREM, UT 84058

WHEN RECORDED RETURN TO:

ORANGE TITLE INSURANCE AGENCY, INC.
374 East 720 South
Orem, Utah 84058
Phone: (800) 500-8757

NOTICE OF DEFAULT

T.S. NO.: 125143-UT

APN: 32-12-253-105-0000

NOTICE IS HEREBY GIVEN THAT BRYAN LOPICCOLO, A MARRIED MAN as Trustor, TITAN TITLE INSURANCE AGENCY as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 3/12/2022 and recorded on 3/17/2022, as Instrument No. 13913114 in Book 11317 Page 9795, in the official records of Salt Lake County, Utah, covering the following described real property situated in said County and State, to-wit:

UNIT NO.3, BUILDING NO. 18, ROSECREST VILLAGE PLAT 2, RECORDED IN SALT LAKE COUNTY, UTAH, ON FEBRUARY 23, 2007 AS ENTRY NO. 10012784, AND IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ROSECREST VILLAGE", RECORDED IN SALT LAKE COUNTY, UTAH ON NOVEMBER 21, 2006, AS ENTRY NO. 9916077, IN BOOK 9383, AT PAGE 7780, AND SUBSEQUENT AMENDMENTS THERETO.

TOGETHER WITH A NONEXCLUSIVE RIGHT AND EASEMENT OF USE AND ENJOYMENT IN AND TO THE COMMON AREAS DESCRIBED, AND AS PROVIDED FOR, IN SAID PLAT AND SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, SUBJECT TO SUCH PERPETUAL EASEMENTS AND RIGHTS OF INGRESS AND EGRESS ON, OVER, UNDER, THROUGH, AND ACROSS THE LOT WHICH ARE ASSOCIATED WITH THE UTILITIES AND PRIVATE STREETS IN SAID DEVELOPMENT, SITUATE IN THE COUNTY OF SALT LAKE, STATE OF UTAH.

The obligation included a Note for the principal sum of \$296,601.00.

A breach or a default in the obligation for which said Deed of Trust is security has occurred as follows: Installment of Principal and Interest plus impounds and/or advances which became due on 8/1/2023 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

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By reason of such default, PennyMac Loan Services, LLC, the current Beneficiary has executed and delivered to the Trustee a written declaration of default and a demand for sale, has deposited with the Trustee the deed and all documents evidencing the obligation secured thereby is immediately due and payable, and has elected and does elect to cause the trust property to be sold to satisfy the obligations secured thereby.

TRUSTEE CONTACT INFORMATION:
ORANGE TITLE INSURANCE AGENCY, INC.
374 East 720 South
Orem, Utah 84058
Phone: (800) 500-8757
Fax: (801) 285-0964
Hours: Monday-Friday 9a.m.-5p.m.

DATED: July 22, 2024

ORANGE TITLE INSURANCE AGENCY, INC.


Hamsa Uchi, Authorized Agent

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** } ss.
County of **San Diego** }

On JUL 22 2024 before me, Anhara Verduzco-Alejo, Notary Public, personally appeared HAMSA UCHI 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 said State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

