

14288404 B: 11518 P: 2835 Total Pages: 3
09/16/2024 10:31 AM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COHNE KINGHORN, P.C.
111 E BROADWAY, 11TH FLOORSALT LAKE CITY, UT 84111

RECORDED AT REQUEST OF,
AND WHEN RECORDERD MAIL TO:

J. Scott Brown, Esq.
COHNE KINGHORN
A Professional Corporation
111 East Broadway, 11th Floor
Salt Lake City, Utah 84111

NOTICE OF TRUSTEE'S SALE

The following described property will be sold at public auction to the highest bidder, payable in lawful money of the United States at the time of sale, at the East Entrance (which is the main entrance) of the Salt Lake County Courthouse, located at 450 South State Street, Salt Lake City, Utah 84114, on **Friday, the 18th day of October 2024, at the hour of 11:00 a.m.**, on said day, for the purpose of foreclosing that certain Deed of Trust (the "**Trust Deed**"), dated March 11, 2022, executed by R S DAW BUILDING AND DEVELOPMENT, LLC, as trustor, in favor of CENTRAL BANK, as trustee and as beneficiary. The Trust Deed was filed for record in the office of the Salt Lake County, Utah Recorder on March 24, 2022, as Entry No. 13918399, in Book No. 11320, at Page 7663, official records of Salt Lake County, Utah.

The Trust Deed encumbers the following described parcel of real property (the "**Trust Property**") situated in Salt Lake County, Utah:

Lots 6 & 15, 6TH STREET COTTAGES, according to the Official Plat thereof, on filed and of record in the Office of the Salt Lake County Recorder, State of Utah.

TOGETHER WITH: (a) The undivided ownership interest in said Project's Common Areas and Facilities which are appurtenant to said Unit, (the referenced Declaration of Project providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit; and (c) the non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented).

The Trust Property or its addresses are approximately known as follows: (i) 633 East Vandalay Lane, Draper, Utah 84020; and (ii) 636 East Vandalay Lane, Draper, Utah 84020. The Trust Property's tax identification numbers are known as follows: (i) 28-30-478-064-0000; and (ii) 28-30-478-070-0000. The Successor Trustee hereby disclaims liability for any error in the legal description, address or any other common designation of the Trust Property.

Any interested purchasers or bidders of the Trust Property are informed that the successful bidder must be prepared to tender a \$20,000.00 deposit at the time of the sale, with the balance of the purchase price by 12:00 noon the next business day following the sale. Both the deposit and balance of the purchase price must be in the form of a wire transfer, cashier's check or certified funds payable to COHNE KINGHORN. Cash payments are not acceptable. A trustee's deed will be delivered to the successful bidder within three (3) business days after receipt of the full bid amount.

The sale of the property described herein will be made without any warranty, including warranties as to title, possession, encumbrances or bankruptcy status. The sale also is subject to workout, reinstatement, payoff, sale cancellation or postponement, incorrect bidding instructions, bankruptcy, or any other circumstance of which the successor trustee is unaware. In the event that any of the foregoing applies, the sale will be void and the successful bidder's funds will be returned without any liability of or by the successor trustee or beneficiary for interest or any other damages.

The current beneficiary of the Trust Deed is CENTRAL BANK, whose address is c/o Ryan C. Staker, Vice President, 202 South Main, Springville, Utah 84663, and telephone number is (801) 655-2133. The record owner of the Trust Property as of the recording of the Notice of Default is as follows: R S DAW BUILDING AND DEVELOPMENT, LLC.

Pursuant to UTAH CODE ANN. § 57-1-26(3)(b), the following information is provided:

J. Scott Brown, Esq.
COHNE KINGHORN
111 East Broadway, 11th Floor
Salt Lake City, Utah 84111
Telephone No.: (801) 363-4300
Office Hours: 8:30 a.m. through 5:30 p.m., Monday through Friday, except holidays

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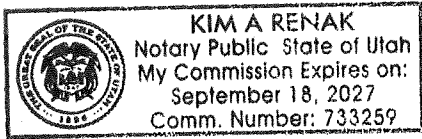
DATED this 13th day of September 2024.

SUCCESSOR TRUSTEE:

By: J. Scott Brown
J. Scott Brown
Successor Trustee

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 13th day of September 2024, by J. Scott Brown, Esq., of COHNE KINGHORN, Successor Trustee of the Trust Deed referred to in said instrument.



Kim A Renak
Notary Public

My Commission Expires:
9/18/27

Residing at:
St. Country

THIS NOTICE IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

[55154.19 – Loan 9726]