

WHEN RECORDED RETURN TO:

K. Bradley Carr
1309 West South Jordan Parkway, Suite 200
South Jordan, Utah 84095
Telephone: (801) 254-9450
Hours: 8:00 a.m.- 5:00 p.m.

TS No. LEM 3

APN: 21-34-452-042

NOTICE OF DEFAULT
(Successor Trustee)

NOTICE IS GIVEN that K. BRADLEY CARR, as Trustee under that certain DEED OF TRUST dated June 22, 2023, and executed by MORRIS CHIN as Trustor, to STEWART TITLE OF UTAH, INC., as Trustee, to secure obligations in favor of LEM FINANCIAL INC. as Beneficiary, which recorded on June 23, 2023, as Entry No. 14120809 in Book 11427 at Page 5172 in the Official Records of SALT LAKE County, Utah, and describes the following real property:

LOT 603, PLUM CREEK ESTATES PHASE 6 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

A breach or default in the obligation for which said Deed of Trust was conveyed as security has occurred as follows:

Failure to make the payment of principal and interest together with late charges, impounds, deposits, taxes and all other amounts due under the terms of the Note and Deed of Trust and/or modifications/amendments, if any.

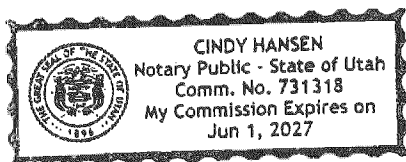
By reason of such default, the Beneficiary has instructed the Trustee to cause the trust property to be sold to satisfy the obligations secured thereby.

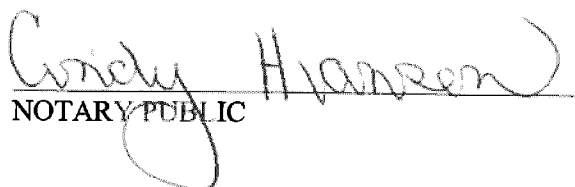
DATED: April 2, 2025

STATE OF UTAH)
 : ss.
SALT LAKE COUNTY)


K. BRADLEY CARR, TRUSTEE

The foregoing instrument was acknowledged before me this 2 day of April 2025 by K. Bradley Carr in his authorized capacity.




NOTARY PUBLIC