

AFTER RECORDING RETURN TO:  
Halliday, Watkins & Mann, P.C.  
376 East 400 South, Suite 300  
Salt Lake City, UT 84111  
File No. UT26653

**14411035 B: 11586 P: 6707 Total Pages: 2**  
**07/17/2025 03:11 PM By: asteffensen Fees: \$40.00**  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: HALLIDAY, WATKINS & MANN, P.C.  
376 EAST 400 SOUTH, SUITE 300 SALT LAKE CITY, UT 84111

## **NOTICE OF DEFAULT AND ELECTION TO SELL**

**NOTICE IS HEREBY GIVEN** by the law firm of **Halliday, Watkins & Mann, P.C., Successor Trustee**, that a default has occurred under a Trust Deed dated September 25, 2015, and executed by Susan Basmajian aka Susan L. Basmajian and Thomas Basmajian aka Thomas D. Basmajian, as Trustors, in favor of Wells Fargo Bank N.A. as Beneficiary, in which Founders Title Company was named as Trustee. The Trust Deed was recorded in Salt Lake County, Utah, on September 30, 2015, as Entry No. 12142215, in Book 10366, at Page 906-927, of Official Records, all relating to and describing the real property situated in Salt Lake County, Utah, particularly described as follows:

Beginning at a point 66 feet East and South 80° East 137.7 feet from the Quarter Corner common to Sections 10 and 15, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 80° East 183.7 feet; thence North 4°40'20" West 277.4 feet, more or less, to South boundary line of Bamberger Tract as described in that certain Warranty Deed dated May 08, 1929, and recorded In Book 55, Pages 199-200, in the office of the County Recorder of said County; thence North 77°52' West 247.0 feet along said boundary line; thence South 1°49' West 107.4 feet; thence South 28°16' East 141.35 feet; thence South 43° East 38.3 feet; thence South 10° West 37.2 feet, to the point of beginning.

Together with a non-exclusive right of way over: beginning North 33 feet; North 76° West 213.2 feet to center of County Road; North 17°45' East along center of said road 267.69 feet, more or less, to the south boundary of the Bamberger Tract herein before mentioned from the Southeast Corner of the Southwest Quarter of Section 10, Township 2 South, Range 1 East, aforesaid, and running thence South 77°52' East along the said South line of the Bamberger Tract, 443.8 feet, more or less, to the Northeast Corner of the property herein before described; thence South 4°40'20" East 12.04 feet; thence North 77°52' West 444.79 feet, more or less, to center of said road; thence North 17°45' East 12.05 feet; more or less, to the point of beginning. Being a 12.1 foot wide right of way entering into Cottonwood Lane. **TAX # 22-10-453-007**

Purportedly known as 5357 South Cottonwood Lane, Salt Lake City, UT 84117 (the undersigned disclaims liability for any error in the address).

That the default which has occurred is the breach of obligations under the Trust Deed and Note which includes the failure of the Trustors and subsequent owners if any, to pay the monthly installments when due as set forth in the Note. Under the provisions of the Promissory Note and Trust Deed, the principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorneys' fees. There is also due all of the expenses and fees of these foreclosure proceedings.

The Successor Trustee declares all sums secured thereby immediately due and payable and elects to sell the property described in the Trust Deed. The default is subject to reinstatement in accordance with Utah law. All reinstatements, assumptions or payoffs must be in lawful money of the United States of America, or certified funds. Personal Checks will not be accepted.

Notice is also given that despite any possible reduced payment arrangement agreed to by the Beneficiary and/or the Beneficiary's agent, hereafter, the Beneficiary, and/or Beneficiary's agent, does not necessarily intend to instruct the Successor Trustee to defer giving the notice of sale and completing foreclosure beyond the earliest time legally allowed, unless the Beneficiary specifically agrees otherwise in writing.

**This is an attempt to foreclose a security instrument and any information obtained will be used for that purpose.**

Dated: 07/17/2025.

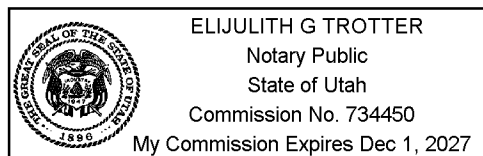
HALLIDAY, WATKINS & MANN, P.C.:

By: Jessica Oliveri

Name: Jessica Oliveri  
Attorney and authorized agent of the law firm of  
Halliday, Watkins & Mann, P.C., Successor Trustee  
376 East 400 South, Suite 300, Salt Lake City, UT 84111  
Telephone: 801-355-2886  
Office Hours: Mon.-Fri., 8AM-5PM (MST)  
File No. UT26653

STATE OF UTAH            )  
                                      : ss.  
County of Salt Lake        )

The foregoing instrument was acknowledged before me on 07/17/2025,  
by Jessica Oliveri as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the Successor Trustee.



Remotely Notarized with audio/video via  
Simplifile

A handwritten signature in cursive script, appearing to read "Elijulith G Trotter".

\_\_\_\_\_  
Notary Public