

14419304 B: 11591 P: 3146 Total Pages: 2  
08/06/2025 02:49 PM By: ErRomero Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: WESTERN MORTGAGE SERVICES  
1584 S 500 W #101 BOUNTIFUL, UT 84010

After Recording Mail To:  
Western Mortgage Services  
Po Box 1387  
Bountiful, UT 84011

## Notice of Default and Election to Sell

Notice is hereby given by **Edwin B. Parry, Attorney at Law, as Trustee, P. O. Box 1387 Bountiful, UT 84011**, that a default has occurred under that certain Trust Deed dated **May 26, 2023**, executed by **LP Holdings, L.C., A Utah Limited Liability Company**, as the Trustor, in favor of **Western Mortgage Services Corporation** as Beneficiary, in which **Edwin B. Parry, attorney-at-law** was named Trustee, the Trust Deed having been recorded in the office of the County Recorder of **Salt Lake State of Utah**, on **May 31, 2023**, as Entry No. **14112046** Book **11422** Page **7194** of Official Records, all relating to and describing the real property situated in the **County of Salt Lake, State of Utah**, particularly described as follows:

LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT

Parcel Number: 28-12-251-035-0000

Property Address: 3935 East Alpine Valley Circle, Sandy, UT 84092

Said Trust Deed secures certain obligations under a Note secured by a Deed of Trust, of even date, in the original principal amount of **\$ 350,000.00**, interest at the rate of **12.0% per annum**. The present holder of the beneficial interest under the Deed of Trust and the obligations secured thereby (or the attorney in fact/agent of the present holder) is **Steve Goorman Revocable Trust, with Steve Goorman as Trustee**. The promissory note obligation is in default. This note is due for **March 2025 – August 2025**, in the amount of **\$3,600.14** per month together with any late fees and charges, unpaid taxes, insurance and other obligations under the Promissory note and Trust Deed and any **arrears on prior liens, mortgages and trust deed loans**. Under the provisions of the Promissory Note and Trust Deed, the principal balance of **\$350,000.00** is accelerated and now due, together with the accruing interest, late charges, costs and Trustee's and Attorney's fees.

That by reason of such default, the present beneficiary under said Trust Deed has delivered to said Trustee a written notice of default and election for sale, and has deposited with said Trustee such Trust Deed and all documents evidencing the obligations secured thereby and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby. The default is subject to reinstatement in accordance with the Statutes of the State of Utah.

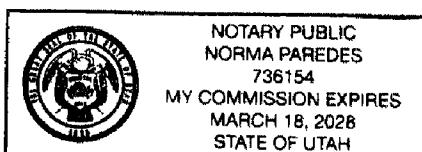
Dated this 6<sup>th</sup> day of August, 2025  
Edwin B. Parry, Attorney at Law

  
Edwin B. Parry, Attorney at Law, Trustee  
P. O. Box 1387, Bountiful, UT 84011

State of Utah }  
: SS.  
County of Salt Lake }  
}

On this 6<sup>th</sup> day of August, 2025 personally appeared before me **Edwin B. Parry, Attorney at Law, of Salt Lake County, Trustee**, who being duly sworn did acknowledge before me that he is the Successor Trustee and the signer of the foregoing Notice of Default.

My Commission Expires:  
Seal:



  
Norma Paredes  
Notary Public

**EXHIBIT "A "**

Escrow No. **14253-6275743 (lv)**  
A.P.N.: **28-12-251-035-0000**

LOT 14, GLACIO PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT: BEGINNING NORTH  $01^{\circ}25'57''$  WEST 1003.10 FEET AND SOUTH  $28^{\circ}15'$  EAST 174.07 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH  $49^{\circ}36'25''$  EAST 43.95 FEET; THENCE NORTH  $64^{\circ}13'42''$  EAST 31.97 FEET; THENCE NORTH  $84^{\circ}30'46''$  EAST 39.27 FEET; THENCE SOUTH  $65^{\circ}34'56''$  EAST 49.35 FEET; THENCE SOUTH  $56^{\circ}58'04''$  EAST 49.46 FEET; THENCE SOUTH  $12^{\circ}$  EAST 56.06 FEET; THENCE SOUTH  $04^{\circ}32'49''$  WEST 161.76 FEET; THENCE WESTERLY ALONG A 65 FOOT RADIUS CURVE TO THE LEFT 13.54 FEET; THENCE NORTH  $28^{\circ}15'$  WEST 261.65 FEET TO THE POINT OF BEGINNING.