

ENT 14476:2025 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Feb 27 04:54 PM FEE 40.00 BY LM
RECORDED FOR McDonald Fielding PLLC
ELECTRONICALLY RECORDED

When Recorded Return to:
McDonald Fielding, PLLC
Attn: Kyle Fielding, Esq.
230 N 1680 E Suite W2
St. George UT 84790

Parcel ID No(s).

21-012-0144

21-012-0145

NOTICE OF DEFAULT AND ELECTION TO SELL

KYLE C. FIELDING, an active member of the Utah State Bar ("Trustee") hereby gives notice that a default has occurred under the following:

A Trust Deed With Assignment of Rents executed by Silvia Elizabeth Avila, as Trustor, with Provo Land Title Company as original Trustee, in favor of Reid Family Partnership LTD, as Beneficiary, which was recorded on January 5, 2022, as Entry No. 1579:2022 in the Official Records of the Utah County Recorder, as may be amended, modified, or assigned.

The Trust Property is legally described in **Exhibit A** attached hereto and incorporated herein by this reference. Breach of an obligation(s) for which the Trust Property was conveyed as security has occurred in that Trustor has failed to pay amounts due and owing to the Beneficiary under a promissory note and/or loan agreement and amendments thereto. The underlying obligation secured by the Trust Deed has been accelerated and/or has reached maturity but remains unpaid. Therefore, pursuant to the demand and election of the current Beneficiary, the Trustee hereby elects to sell the Trust Property to satisfy the delinquent obligation referred to above, which includes interest, the unpaid principal and accrued interest thereon, appropriate fees, charges, expenses incurred by the Trustee and attorney's fees.

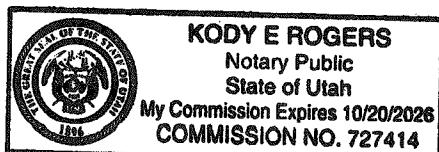
**This is an attempt to collect a debt. Any information obtained may be used for that purpose.
This communication is from a debt collector.**

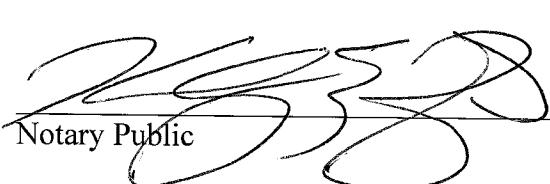
DATED this February 27, 2025.



Kyle C. Fielding

In the State of Utah, County of Washington, the foregoing instrument was acknowledged before me this February 27th, 2025, by Kyle C. Fielding.





Notary Public

Exhibit A

Land located in Utah County, State of Utah, and described as follows:

Parcel 1:

Commencing 26.375 chains South and .92 chains West of the Northwest corner of Southwest quarter of Section 2, Township 7 South, Range 2 East, Salt Lake Base & Meridian; thence South 89° East along the North side of Center Street 100 feet; thence North 01° East 200 feet; thence North 89° West 100 feet; thence South 01° West along the East side of Utah County Highway 200 feet to beginning.

(Tax Parcel No. 21-012-0144)

Parcel 2:

Commencing South 1739 .12 feet and East 39.28 feet from the West quarter corner of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; North 01°00'00" East 106.31 feet; South 89°13'08" East 15.35 feet; South 00°06'39" East 106.07 feet; South 89°58'00" West 17.42 feet to beginning.

(Tax Parcel No. 21-012-0145)