

E 169827 B 425 P 406
Date 24-Sep-2025 01:52PM
Fee: \$40.00 ACH
Filed By: JLM
SHAUN ROSE, Recorder
MORGAN COUNTY
For: MILLER HARRISON LLC
Recorded Electronically by Simplifile

WHEN RECORDED, RETURN TO:
MILLER HARRISON LLC
5292 South College Drive, Suite 304
Murray, Utah 84123
801-692-0799
Acct: 1950

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN THAT the Roam Owners Association, Inc. (the "Association") is the beneficiary under the Third Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and Reservation of Easements for Roam recorded on May 10, 2024 as Entry No. 165845 (the "Declaration"), which is recorded as record notice and perfection of the lien upon those certain lands and premises owned by Brian Alan Olsen, located at 5930 North Cardiff Pass Drive, Mountain Green, Utah 84050, lying in Morgan County, Utah and further described as follows:

**Legal Description: ALL OF UNIT 180, LOCATED WITHIN BUILDING I, ROAM PHASE 1
TOWNHOMES - FIRST AMENDED. CONT 0.016 AC/ 0.02 AC M/L**

Parcel ID #: 00-0094-0054

A breach of the Owner's obligations has occurred, as provided in the Declaration, which obligations are secured by the above-described property, and the Owner has defaulted and failed to make payment. The Association has elected, pursuant to the terms of the Declaration and other applicable law, to declare the Owner's entire amount of unpaid common area maintenance fees, interest, and late fees, attorney's fees, and costs of collection and foreclosure to be immediately due and payable. By pursuing its rights of nonjudicial foreclosure under this Notice of Default, the Association is not attempting to, nor will the Association collect through nonjudicial foreclosure, any fine which may have accrued as part of the Association's continuing lien as precluded in Utah Code §§ 57-8a-303 and 57-8-46, whether included in the notice of lien or not. The Association further hereby gives notice that the above-described real property shall be sold to satisfy the aforesigned obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs of collection and further accruing common area maintenance fees and penalties.

In accordance with Utah Code Ann. §57-1-26(3)(b), a copy of this notice is being sent to the owner(s) of the above property. This notice reflects a debt against the property and is not an attempt to collect a debt from the owner(s), to the extent he/she/the have discharged personal liability through bankruptcy proceedings.

DATE FILED: September 24, 2025.

Roam Owners Association, Inc.

STATE OF UTAH)
COUNTY OF SALT LAKE) ss


Peter Harrison, Attorney-in-Fact

On September 24, 2025, personally appeared before me Peter Harrison, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.


Notary Public

