DOC ID 20120023779

Notice of Default Page 1 of 2
Russell Shirts Washington County Recorder
07/19/2012 03:37:55 PM Fee $12.00 By
VENDORTRAK TITLE COMPANY

WHEN RECORDED MAIL NOTICE TO:
VendorTrak Title Insurance Agency, LLC
20 North Main, Suite 300
St. George, Utah 84770
(435) 652-5101
Order No. **262**
Tax I.D. No. AV-1365-J

Space Above This Line for Recorder's Use

NOTICE OF DEFAULT AND ELECTION TO SELL

On or about 2/11/2009, Jerry G. Eves and Patricia W. Eves, as Trustor, executed and delivered to Sunfirst Bank, as Trustee, for the benefit of Sunfirst Bank, as Beneficiary, a certain Trust Deed to secure the performance by the Trustor of the obligations under a Note. The Trust Deed was recorded in the office of the Washington County Recorder, as Document Number 20090006034 on 2/20/2009 and covers the following real property:

SEE ATTACHED EXHIBIT A - LEGAL DESCRIPTION

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

Cache Valley Bank is presently the holder of the beneficial interest under the Trust Deed, and VENDORTRAK TITLE INSURANCE AGENCY, LLC, is the Trustee. A breach of an obligation for which the trust property was conveyed as security has occurred. The payment obligation set forth in the promissory note is in default. All delinquent payments, together with any unpaid taxes, insurance, and other obligations under the Promissory Note and Trust Deed, are due. Under the provisions of the Note and Trust Deed, the principal balance of $1,081,773.30 is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorneys' fees. Accordingly, the trustee has elected to sell the property described in the Trust Deed, as provided in Title 57, chapter 1, Utah Code Annotated (1953), as amended and supplemented.

This is an attempt to collect a debt and any information obtained will be used for the purpose.
FOR QUESTIONS, CALL (435)652-5101, Regular Business Hours: Monday-Friday, 8:00 a.m. to 5:00 p.m. Mountain Standard Time.

Dated this _19_ day of July, 2012.

VendorTrak Title Insurance Agency, LLC
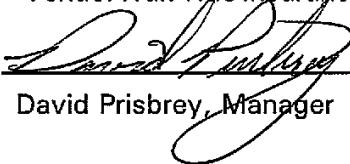
David Prisbrey, Manager

Notary on following page

Attachment to that certain Notice of Default and Election to Sell executed by **VendorTrak Title Insurance Agency, LLC.**
Order No.   262
Tax I.D. No.   AV-1365-J

NOTARY

STATE OF UTAH   )
County of Washington   )

On the _19_ day of July, A. D. 2012, personally appeared before me, David Prisbrey, who being by me duly sworn, did say that the said David Prisbrey, is a Manager of VendorTrak Title Insurance Agency, LLC, the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that he is authorized to execute this instrument on behalf of the Limited Liability Company.
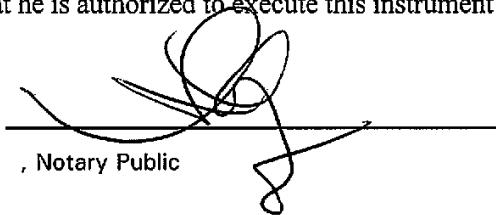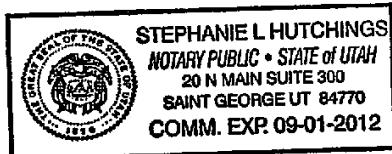
STEPHANIE L HUTCHINGS
NOTARY PUBLIC • STATE of UTAH
20 N MAIN SUITE 300
SAINT GEORGE UT 84770
COMM. EXP. 09-01-2012

_____ , Notary Public

EXHIBIT "A"

PARCEL 1:
All of the Northeast Quarter of the Northeast Quarter (NE¼NE¼) of Section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM the following described Parcels A and B:

Parcel A:
The North One-Half of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter (N½NW¼NE¼NE¼) of Section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

Parcel B:
The East One-Half of the Northeast Quarter of the Northeast Quarter (E½NE¼NE¼) of Section 14, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

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Initials _____