

Notice of Default Page 1 of 1

Gary Christensen Washington County Recorder  
 01/27/2022 02:39:22 PM Fee \$40.00 By VIAL  
 FOTHERINGHAM LLP - UTAH SLC

WHEN RECORDED, RETURN TO:

VIAL FOTHERINGHAM, LLP  
 310 East 4500 South Suite 102  
 Murray, Utah 84107  
 U17267-107

**NOTICE OF DEFAULT AND ELECTION TO SELL**

**WHEREAS**, Arthur McQuade: Trustee of the McQuade Family Trust ("Owner") is the record owners of the following-described property located in a certain subdivision (the "Project") created by the amended and restated Corrected Second Restated and Amended Declaration of Covenants, Conditions, and Restrictions for Sun River St. George recorded as Entry No. 20160044333 in the Washington County Recorder's Office. (the "Declaration"). The property owned by Owner and encumbered by the Declaration is more particularly described as:

Name of reputed property owner: Arthur McQuade: Trustee of the McQuade Family Trust

Legal Description: Subdivision: SUN RIVER ST GEORGE 15 (SG) Lot: 931

Property Address: 1974 W. Rain Lily Circle  
 St. George, Utah 84790  
 Washington County

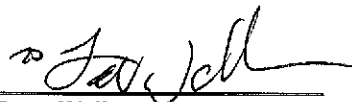
Parcel No.: SG-SUR-15-931

**WHEREAS**, under the Declaration, Owner was obligated to pay all assessments imposed upon, assessed or charged to the above-described property with all unpaid assessments constituting a lien on the interest in the Project pursuant to the Declaration.

**WHEREAS**, Owner has breached his assessment obligation required by the Declaration reflected by the lien recorded on October 20, 2021 as Entry No. 20210067974 by the association in the Washington County Recorder's Office. All subsequently accruing interest, late fees, costs, trustee's fees, attorney's fees, and related costs of collection, as provided by the Declaration, shall continue to accrue and be secured by the lien created by the Declaration until paid in full.

**THEREFORE, NOTICE IS HEREBY GIVEN** that the undersigned Trustee has elected, pursuant to Utah Code Section 57-8-44 to sell or cause to be sold the above-described property.

DATED: January 18, 2022.



B. Scott Welker  
 Vial Fotheringham, LLP  
 310 East 4500 South, Suite 102  
 Murray, Utah 84107  
 801-355-9594

Certified Mail Article No.:  
 7018 2290 0001 9231 6739

STATE OF UTAH            )  
                                       :SS  
 SALT LAKE COUNTY    )

B. Scott Welker personally appeared and acknowledged that he has knowledge of the facts set forth herein and believes that all statements made in the foregoing document are true and correct.

Subscribed and sworn to before me on this 18<sup>th</sup> day of January, 2022.