

Notice of Default Page 1 of 1
Gary Christensen Washington County Recorder
12/04/2024 12:27:09 PM Fee \$40.00 By MILLER
HARRISON LLC

WHEN RECORDED, RETURN TO:
MILLER HARRISON LLC
5292 South College Drive #304
Murray, Utah 84123
(801) 692-0799

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN THAT The Country Club Townhome Association, Inc., an association of lot owners (the "Association") on April 11, 2024, recorded in the offices of the Washington County Recorder, as Entry No. 20240011053, a Notice of Lien upon those certain lands and premises owned by Salvador Ibarra at 3530 South Manzanita Road #15, St. George, Utah 84790, lying in Washington County, Utah and further described as follows:

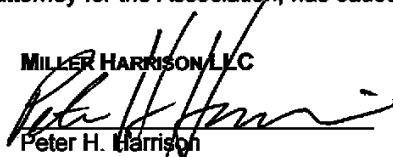
Legal Description: **COUNTRY CLUB TH OF BLOOMINGTON 2 (SG) Lot: 15**
Property Address: **3530 South Manzanita Road #15, St. George, Utah 84790**
Parcel ID #: **SG-CCTH-2-15**

A breach of the Owner's obligations has occurred, as provided in the Amended and Restated Declaration of Covenants, Conditions and Restrictions of The Country Club Townhomes, recorded as Entry Number 20170047767, on November 27, 2017, in the Washington County Recorder's Office, as amended (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. The association further hereby gives notice that the above-described real property shall be sold to satisfy the aforesaid 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/they have discharged personal liability through bankruptcy proceedings.

IN WITNESS HEREOF, Peter H. Harrison, as attorney for the Association, has caused his name to be hereto affixed this December 4, 2024.

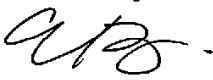
MILLER HARRISON LLC



Peter H. Harrison
As authorized agent for The Country Club
Townhome Association, Inc.

) ss.
COUNTY OF SALT LAKE)

On December 4, 2024, personally appeared before me Peter H. Harrison, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



Notary Public

