



W3103337

RETURN TO:
David B. Boyce, PLLC File No. 7502
2340 Berkeley Street Order No. SL39249T
SLC, UT 84109 Parcel No. 13-008-0001

E# 3103337 PG 1 OF 1
Leann H. Kilts, WEBER COUNTY RECORDER
20-Nov-20 0252 PM FEE \$40.00 DEP PC
REC FOR: GT TITLE SERVICES
ELECTRONICALLY RECORDED

NOTICE OF DEFAULT & ELECTION TO SELL

Notice is hereby given that a breach of an obligation has occurred under the Promissory Note, in the original principal amount of \$227,900.00, secured by a Trust Deed executed by ETNA PROPERTIES, LLC, as Trustor, and delivered to Cottonwood Title Insurance Agency, Inc., as Trustee, for the benefit of Karen Lucero, the Beneficiary, and recorded March 4, 2019 as Entry 2968177 in the office of the Recorder of Weber County, State of Utah, covering real property described as:

PART OF LOT 19, HUNTER HILL ADDITION NO. 1 AND PART OF LOT 1, HUNTER HILL ADDITION NO. 2, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 71°58' EAST 83.31 FEET, THENCE NORTH 13°37'47" WEST 64.49 FEET; THENCE SOUTH 61°00'24" EAST 6.91 FEET; THENCE NORTH 14°34'55" WEST 53 FEET; THENCE NORTH 88°56'03" WEST 52.45 FEET; THENCE ALONG A 60 FOOT RADIUS CURVE TO THE RIGHT 58.12 FEET; THENCE SOUTH 18°53'30" EAST 103.99 FEET TO BEGINNING.

The loan payoff deadline in the Promissory Note has passed and all sums secured by the Trust Deed are due in full. As a result of this breach, the Successor Trustee invokes the Trust Deed's power of sale by commencing foreclosure. If the loan is not paid in full and three months elapse from the recording date of this Notice, a foreclosure sale may be scheduled to satisfy the obligations.

David B. Boyce, PLLC, Successor Trustee

Dated 11-20-2020

STATE OF UTAH)
 ss.
County of Utah)

Brad D. Boyce
By: Brad D. Boyce, Attorney
2340 Berkeley St., SLC, UT 84109
(801) 485-5455; 9:00 a.m.-5:00 p.m.

On 20 Nov. 2020, Brad D. Boyce, signer of the within instrument, personally appeared before me and duly acknowledged to me that he executed the same as an authorized agent for the law firm of David B. Boyce, PLLC.

Daisy Wilson
NOTARY PUBLIC

