Ent 031282 Bk 104 Pg 169
Date 27-Feb-2023 03:58PM
Fee: $40.00 ACH
Filed By: MH
BRIANNE CARTER, Recorder
DAGGETT COUNTY
For: LUNDBERG & ASSOCIATES, PC.
Recorded Electronically by Simplifile

After Recording Return To:
Lundberg & Associates PC
8851 South Sandy Parkway, Suite 200
Sandy, UT 84070
(801) 263-3400

Case No. 23.84795.1\NP
BL

Parcel ID #: H-S-15 (Space above for County Recorder's use)

NOTICE OF DEFAULT AND ELECTION TO SELL

Wade W. Ferguson, as trustor, executed a trust deed dated June 12, 2007 to secure the performance of promissory note obligations. The trust deed was filed for record on June 25, 2007, with recorder's entry No. 023432, in Book 66 at Page 182, Daggett County, Utah, and covers the following real property:

> Lot 15, Hogge & Shaw Subdivision, according to the official plat thereof on file in the office of the recorder, Daggett County, Utah.
>
> Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches and water stock, and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above.

A breach of an obligation for which the trust property was conveyed as security has occurred. The monthly payment obligation set forth in the promissory note is in default. All delinquent monthly payments, together with all unpaid taxes, insurance and other obligations under the promissory note and trust deed, are due. Under the provisions of the promissory note and trust deed, the unpaid principal balance 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.

DATED: 2/27/2023

Lundberg & Associates, PC, Trustee

Brigham Lundberg, Authorized Officer
8851 South Sandy Parkway, Suite 200, Sandy, UT 84070
Office Hours: 8:00 a.m. – 5:00 p.m. | (801) 263-3400

State of Utah)
: ss.
County of Salt Lake)

On this 27th day of February, 2023, before me, Avery Merrill, a notary public, personally appeared Brigham Lundberg, an authorized officer of Lundberg & Associates, PC, trustee, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same.

Avery Merrill
Notary Public

AVERY MERRILL
Notary Public State of Utah
My Commission Expires on:
October 19, 2026
Comm. Number: 727354