



\*W3184306\*

AFTER RECORDING RETURN TO:  
Halliday, Watkins & Mann, P.C.  
376 East 400 South, Suite 300  
Salt Lake City, UT 84111  
File No. UT10437

E# 3184306 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
17-Sep-21 1103 AM FEE \$40.00 DEP TN  
REC FOR: HALLIDAY, WATKINS & MANN, P.C.  
ELECTRONICALLY RECORDED

### **NOTICE OF DEFAULT AND ELECTION TO SELL**

**NOTICE IS HEREBY GIVEN** by the law firm of **Halliday, Watkins & Mann, P.C., Successor Trustee**, that a default has occurred under a Trust Deed dated April 22, 2004, and executed by Tina L. Harris, as Trustor, in favor of Countrywide Home Loans, Inc. as Beneficiary, but NewRez LLC d/b/a Shellpoint Mortgage Servicing being the present Beneficiary, in which Stewart T. Matheson, Attorney at Law was named as Trustee. The Trust Deed was recorded in Weber County, Utah, on April 30, 2004, as Entry No. 2027955, of Official Records, all relating to and describing the real property situated in Weber County, Utah, particularly described as follows:

Part of the Northwest Quarter of Section 22, Township 5 North, Range 2 West, Salt Lake Meridian, U.S. Survey: Beginning at a point 33 feet North and 33 feet East of the Southwest corner of said Quarter Section, running thence North 132 feet; thence East 231 feet; thence South 132 feet; thence West 231 feet to the place of beginning.

Excepting therefrom a parcel of land in fee for a traffic safety improvement known as Project No. SP-9999(638), being part of an entire tract of property, situate in the Southwest Quarter of the Northwest Quarter of Section 22, Township 5 North, Range 2 West, Salt Lake Base and Meridian, the boundaries of said parcel of land are described as follows: Beginning at the Southwest corner of said entire tract, which point is the intersection of the North right of way line of 6000 South Street and the East right of way line of SR-108 (3500 West) said point of beginning also being 33.19 feet South 89° 43'36" East along Quarter Section line and 33.00 feet North from the West Quarter corner of said Section 22 and running thence North 00°20'05" East 26.52 feet along said East right of way line of SR-108, thence South 44°41'46" East 37.48 feet to said North line of 6000 South, thence North 89°43'36" West 26.52 feet along said North right of way line of 6000 South Street to the point of beginning. **TAX # 09-088-0033**

Purportedly known as 5986 South 3500 West, Roy, UT 84067 (the undersigned disclaims liability for any error in the address).

That the default which has occurred is the breach of obligations under the Trust Deed and Note which includes the failure of the Trustor and subsequent owners if any, to pay the monthly installments when due as set forth in the Note. Under the provisions of the Promissory Note and Trust Deed, the principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorneys' fees. There is also due all of the expenses and fees of these foreclosure proceedings.

The Successor Trustee declares all sums secured thereby immediately due and payable and elects to sell the property described in the Trust Deed. The default is subject to reinstatement in accordance with Utah law. All reinstatements, assumptions or payoffs must be in lawful money of the United States of America, or certified funds. Personal Checks will not be accepted.

Notice is also given that despite any possible reduced payment arrangement agreed to by the Beneficiary and/or the Beneficiary's agent, hereafter, the Beneficiary, and/or Beneficiary's agent, does not necessarily intend to instruct the Successor Trustee to defer giving the notice of sale and completing foreclosure beyond the earliest time legally allowed, unless the Beneficiary specifically agrees otherwise in writing.

**This is an attempt to foreclose a security instrument and any information obtained will be used for that purpose.**

Dated this 17<sup>th</sup> day of September, 2021.

HALLIDAY, WATKINS & MANN, P.C.:

By: \_\_\_\_\_

Name: Armand J. Howell

Attorney and authorized agent of the law firm of  
Halliday, Watkins & Mann, P.C., Successor Trustee  
376 East 400 South, Suite 300, Salt Lake City, UT 84111  
Telephone: 801-355-2886  
Office Hours: Mon.-Fri., 8AM-5PM (MST)  
File No. UT10437

STATE OF UTAH                    )  
  : ss.  
County of Salt Lake            )

The foregoing instrument was acknowledged before me this September 17, 2021, by Armand J. Howell as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the Successor Trustee.

Margaret Lee  
Notary Public

