



W3225434

WHEN RECORDED, RETURN TO:
MILLER HARRISON LLC
5292 South College Drive, Suite 304
Murray, Utah 84123
801-692-0799
Acct: 2021-0098

E# 3225434 PG 1 OF 1
Leann H. Kilts, WEBER COUNTY RECORDER
22-Mar-22 0414 PM FEE \$40.00 DEP TN
REC FOR: MILLER HARRISON LLC
ELECTRONICALLY RECORDED

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN THAT the Whispering Meadows Homeowners Association (the "Association") on October 21, 2020, recorded in the offices of the Weber County Recorder, as Entry No. 3095007, a Notice of Lien upon those certain lands and premises owned by Laura Woodruff and Shon Woodruff, located at 5630 S 3150 W, Roy, UT 84067, lying in Weber County, Utah and further described as follows:

Legal Description: LOT 12, WHISPERING MEADOWS SUBDIVISION
Parcel ID #: 09-558-0012


A breach of the Owner's obligations has occurred, as provided in the Declaration of Covenants, Conditions and Restrictions for Whispering Meadows, 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, in the present amount of \$2,915.39 as of the date of this notice, to be immediately due and payable. The Association further herby gives notice that the above-described real property shall be sold to satisfy the aforestated 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/the have discharged personal liability through bankruptcy proceedings.

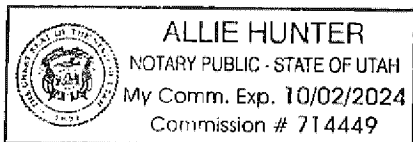
DATE FILED: March 22, 2022.

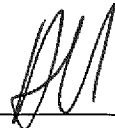
Whispering Meadows Homeowners Association

STATE OF UTAH)
) ss
County of SALT LAKE)


Caleb O. Andrews, *Attorney-in-Fact*

On March 22, 2022, personally appeared before me Caleb O. Andrews, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.





Notary Public