



W3324561

WHEN RECORDED, RETURN TO:
MILLER HARRISON LLC
 5292 So. College Drive, Ste 304
 Murray, UT 84123
 (801) 692-0799

E# 3324561 PG 1 OF 1
 Leann H. Kilts, WEBER COUNTY RECORDER
 06-May-24 1212 PM FEE \$40.00 DEP TH
 REC FOR: MILLER HARRISON LLC
 ELECTRONICALLY RECORDED

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN THAT The Peaks Owners Association, Inc., a Utah Non-Profit Corporation, UT, LLC, on November 22, 2023, recorded a Notice of Lien in the offices of the Weber County Recorder (Entry No. 3306140), upon those certain lands and premises owned by **South East Revocable Living Trust** located at 3547 N. Creekside Way, Eden, UT 84310, lying in Weber County, Utah and further described as follows:

Parcel:

Legal Description: Lot 64, THE VILLAGE AT WOLF CREEK 1ST AMENDMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF. TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN COMMON AREAS, AND THE LIMITED COMMON AREAS APPURTENANT TO THE UNIT, AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION.

Property Address: 3547 N. Creekside Way, Eden, UT 84310

Parcel No.: Weber County 22-370-0002 **PCV** **BT** SW

A breach of the Owner's obligations has occurred, as provided in the Declaration of Covenants, Conditions, and Restrictions for The Peaks recorded as Entry No. 3291530 on July 20, 2023, which obligations are secured by the above-described property, and the Owner has defaulted and failed to make payment. The Peaks Owners Association, Inc., has elected, pursuant to the terms of the Declaration and other applicable law, to declare the Owner's entire amount of unpaid assessments, interest, and late fees, attorney's fees, and costs of collection and foreclosure, in the present amount of **\$6,178.04**, as of the date of this notice, to be immediately due and payable. The Peaks Owners Association, Inc. further hereby gives notice that the above-described real property shall be sold to satisfy the aforesated obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs.

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 May 3, 2024.

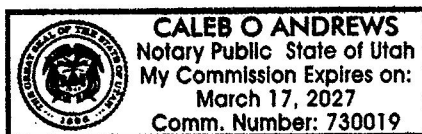
MILLER HARRISON LLC

Peter Harrison

Attorney for The Peaks Owners Association, Inc.

STATE OF UTAH)
) ss.
 COUNTY OF SALT LAKE)

Subscribed and sworn before me this 3 day of MAY, 202⁴.



Notary Public

This is an attempt to collect a debt and any information will be used for that purpose