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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
4/26/2021 12:30:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR VIAL FOTHERINGHAM

WHEN RECORDED, RETURN TO:

VIAL FOTHERINGHAM, LLP
310 East 4500 South Suite 102
Murray, Utah 84107
(801) 355-9594
U5652-105

NOTICE OF DEFAULT AND ELECTION TO SELL

WHEREAS, Arthur Brown ("Owner") is the record owner of the following-described property located in a certain subdivision (the "Project") created by the Amended and Restated Declaration of Restrictive Covenants, Conditions and Restrictions of Clinton Towne Center Residential Subdivision Phases 1 as amended and supplemented, recorded as Entry No. 1541051 in the Davis County Recorder's Office on August 20, 1999 (the "Declaration"). The property owned by Owner and encumbered by the Declaration is more particularly described as:

Name of reputed property owner: Arthur Brown

Legal Description: ALL OF LOT 66, CLINTON TOWNE CENTER RESIDENTIAL SUBDIVISION PHASE 2 AMD. CONTAINS 0.09 ACRES

Property Address: 2011 North 2095 West
Clinton, Utah 84015

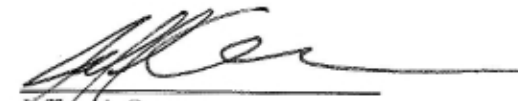
Parcel No.: 142900066

WHEREAS, under the Declaration, Owner was obligated to pay all assessments imposed upon, assessed or charged to Lot Parcel No. 142900066 with all unpaid assessments constituting a lien on his interest in the Project pursuant to the Declaration.

WHEREAS, Owner has breached his assessment obligation required by the Declaration and reflected by the lien recorded on May 4, 2020 as Entry No. 3248357 by the association in the Davis County Recorder's Office. All subsequently accruing interest, late fees, costs, trustee's fees, attorney's fees, and related costs of collection, as provided by the Declaration, shall continue to accrue and be secured by the lien created by the Declaration until paid in full.

THEREFORE, NOTICE IS HEREBY GIVEN that the undersigned Trustee has elected, pursuant to Utah Code Section 57-8-47 to sell or cause to be sold ALL OF LOT 66, CLINTON TOWNE CENTER RESIDENTIAL SUBDIVISION PHASE 2 AMD. CONTAINS 0.09 ACRES Parcel No. 142900066, 2011 North 2095 West, Clinton, Utah 84015.

DATED: April 26, 2021


Jeffery J. Owens
Vial Fotheringham, LLP
310 East 4500 South Suite 102
Murray, Utah 84107
(801) 355-9594

Certified Mail Article No.: 7018 0680 0000 3415 3275

STATE OF UTAH)

:SS

SALT LAKE COUNTY)

Jeffery J. Owens personally appeared and acknowledged that he has knowledge of the facts set forth herein and believes that all statements made in the foregoing document are true and correct.

Subscribed and sworn to before me on this April 26, 2021.


Notary Public for Utah

Notice of Default and Election to Sell

