

3499101  
BK 8096 PG 719

E 3499101 B 8096 P 719  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
9/20/2022 3:24:00 PM  
FEE \$40.00 Pgs: 1  
DEP eCASH REC'D FOR SMITH KNOWLES PC

WHEN RECORDED, RETURN TO:  
Lincoln Title Insurance Agency  
2225 Washington Boulevard, Suite 200  
Ogden, Utah 84401  
Telephone: (801) 476-0303  
File No. MAPL06-0001

## NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN that LINCOLN TITLE INSURANCE AGENCY, a title insurance company authorized and actually doing business in the State of Utah, whose business address is 2225 Washington Boulevard, Suite 200, Ogden, Utah 84401, is the duly appointed Successor Trustee under a certain TRUST DEED WITH ASSIGNMENT OF RENTS ("Trust Deed") dated AUGUST 6, 2021, and executed by LINDSAY JANE PHOTOGRAPHY, INC., as Trustor, to secure certain obligations in favor of MAPLEWOOD MHP LLC, its successors and assigns, as Beneficiary, and STEWART TITLE OF UTAH, INC., as Trustee, which Trust Deed was recorded on AUGUST 10, 2021, as Entry No. 3407626, in Book 7819, at Page 797, in the Official Records of DAVIS County, State of Utah, describing land therein situated in DAVIS County, Utah, and more particularly as follows:

**PARCEL 1:** BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 3, PLAT A, BOUNTIFUL TOWNSITE SURVEY; AND RUNNING THENCE NORTH 0°14'31" WEST 139.98 FEET ALONG THE WEST LINE OF SAID BLOCK; THENCE NORTH 89°43'37" EAST 105.81 FEET; THENCE SOUTH 0°57'44" EAST 19.00 FEET; THENCE SOUTH 89°44'04" WEST 20.55 FEET; THENCE SOUTH 00°14'31" EAST 121.00 FEET; THENCE SOUTH 89°44'04" WEST 85.50 FEET TO THE POINT OF BEGINNING. **TAX ID NO. 03-033-0108**

**PARCEL 2:** BEGINNING AT A POINT WHICH IS NORTH 89°44'04" EAST 85.50 FEET ALONG THE BLOCK LINE FROM THE SOUTHWEST CORNER OF BLOCK 3, PLAT A, BOUNTIFUL TOWNSITE SURVEY AND RUNNING THENCE NORTH 00°14'31" WEST 121.00 FEET; THENCE NORTH 89°44'04" EAST 20.55 FEET; THENCE NORTH 0°57'44" WEST 29.43 FEET; THENCE SOUTH 89°51'19" EAST 26.31 FEET; THENCE SOUTH 0°57'44" EAST 18.28 FEET; THENCE SOUTH 89°44'04" WEST 0.22 FEET; THENCE SOUTH 0°14'31" EAST 131.97 FEET TO THE SOUTH LINE OF SAID BLOCK; THENCE SOUTH 89°44'04" WEST 46.50 FEET TO THE POINT OF BEGINNING. **TAX ID NO. 03-033-0109**

A breach of the obligation in the form of a Trust Deed Note ("Note") for which the trust property was conveyed as security has occurred, in that payments required by the Note have not been paid, plus all amounts which hereafter become due and payable, including any additional payments, interest, late fees, trustees, and attorney's fees, and expenses actually incurred.

Pursuant to the directions of the current Beneficiary of the Trust Deed, LINCOLN TITLE INSURANCE AGENCY, as the Successor Trustee, hereby elects to sell the property or cause the property to be sold, pursuant to the provisions of the Trust Deed and the laws of the State of Utah, to satisfy the obligations thereunder.

DATED: September 20, 2022

LINCOLN TITLE INSURANCE AGENCY

By:



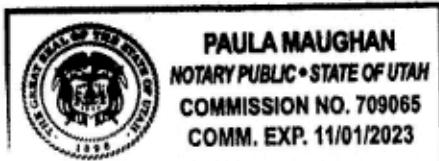
Kenyon D. Dove

Its: Authorized Agent

STATE OF UTAH

COUNTY OF WEBER

On September 20, 2022, personally appeared before me, Kenyon D. Dove, who did say that they are an Authorized Agent of Lincoln Title Insurance Agency, that the within and foregoing instrument was signed on behalf of said corporation by authority of a Resolution of its Board of Directors, and that they duly acknowledged to me that the corporation executed the same.



NO TARY PUBLIC

