

When recorded, return to:
Monica D. Gonzalez
ROHING DAVIDSON FROST
136 Heber Ave., Suite 205
Park City, Utah 84060
(435) 751-5434

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN THAT **Timber Lakes Property Owners Associations**, (the "Association"), and pursuant Utah Code § 57-8a-302, as beneficiary under a trust deed (defined below), on March 31, 2021, claimed a Lien and caused to be recorded in the offices of the Wasatch County Recorder, as Entry No. 497066 Book 1346, at Page 1887, a Notice of Lien upon those certain lands and premises owned by **Joel S. Atwood** (the "Owner") described as follows:

Address, Legal Description, and Parcel No. of Property Subject to Lien: 1360 S COTTONWOOD CT HEBER, UT and lying in Wasatch County (the "Property"), and more particularly described as follows:

LOT 1292, PLAT 12, A TIMBERLAKES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

Parcel No. 00-0003-5118 (the "Property").

Owner's Mailing Addresses: 100 TIMBER LAKES EST HEBER CITY, UT 84032-9672

A breach of the Owner's obligations has occurred, as provided in the Protective Covenants for Timber Lakes, recorded in the public records of Wasatch County Utah as Entry No. 95721 in book 76 at pages 247-252, as may have been amended (the "Declaration"), which obligations are secured by the above-described property as a trust deed, and the Owner has defaulted and failed to make payments. 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 **\$5,283.83**, as of the date of this notice, to be immediately due and payable. The Association further hereby gives notice that the above-described real property shall be sold to satisfy the afforested obligations, in addition to present and further accruing interest, reasonable attorney 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) and (4), a copy of this notice is being sent to the owner of the above property. This notice reflects a debt against the property and is not an attempt to collect a debt from the owner personally to the extent the owner has discharged his/her personal liability for all, or a portion of, the lien through bankruptcy proceedings. Pursuant to Utah Code Ann. §57-1-26(3), the following information is given concerning the trustee and the manner, place and time in which he may be contacted: Robert S. Rosing, Rosing Davidson Frost, 136 Heber Ave., Suite 205, Park City, Utah 84060, Telephone: (435) 731-5404.

IN WITNESS HEREOF, Monica D. Gonzalez, as attorney for the Association, has caused his name to be hereto affixed April 28, 2022.

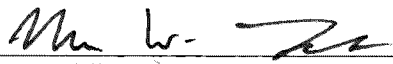
TIMBER LAKES PROPERTY OWNERS ASSOCIATIONS



Monica D. Gonzalez
Attorney for Timber Lakes Property Owners Associations

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

On April 28, 2022, Monica D. Gonzalez personally appeared before me, subscribed and sworn and the signer of the foregoing instrument, who duly acknowledge to me that she executed the same.



Notary Public

