

When Recorded Return to:
Robert S. Rosing
ROSING DAVIDSON FROST
136 Heber Ave., Suite 205
Park City, Utah 84060
(435) 731-5404

Ent 531652 Bk 1439 Pg 1261 - 1262
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2023 Apr 19 03:40PM Fee: \$40.00 KM
For: Rosing Davidson
ELECTRONICALLY RECORDED

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN THAT **Community Preservation Association**, (the "Association"), and pursuant Utah Code § 57-8a-302, as beneficiary under a trust deed (defined below), on March 1, 2023, claimed a Lien and caused to be recorded in the offices of the Wasatch County Recorder, as Entry No. 530030 Book 1435, at Page 1423, a Notice of Lien upon those certain lands and premises owned by **Kyle Norman and Jordan Norman** (the "Owner") described as follows:

Address, Legal Description, and Parcel No. of Property Subject to Lien: 2095 E PERCHES DR and lying in Wasatch County (the "Property"), and more particularly described as follows:

All of Lot 101, GOLDEN EAGLE SUBDIVISION PHASE 1; according to the Official Plat thereof, on file and of record in the Office of the Wasatch County Recorder.

Parcel No. 00-0021-3000 (the "Property").

Owner's Mailing Addresses: 13423 S SUNSET SHADOW LANE HERRIMAN, UT 84095-6537
14152 S SUMMIT TOP LN HERRIMAN, UT 84096-2600

A breach of the Owner's obligations has occurred, as provided in the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Community Preservation Association for Hideout Canyon, recorded in the public records of Wasatch County Utah as Entry No. 431062 in book 1175 at pages 89-176, 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 **\$2,208.00**, 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, Robert S. Rosing, as attorney for the Association, has caused his name to be hereto affixed April 19, 2023.

THIS LAW FIRM IS A DEBT COLLECTOR. THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED CAN AND WILL BE USED FOR THAT PURPOSE.

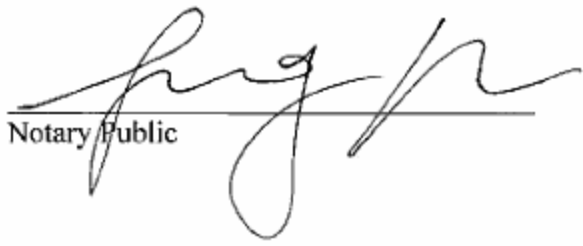
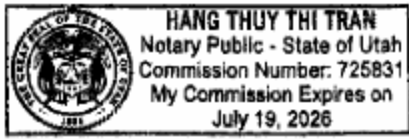
Community Preservation Association



Robert S. Rosing
Attorney for Community Preservation Association

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

On Wednesday, April 19, 2023, Robert S. Rosing personally appeared before me, subscribed and sworn and the signer of the foregoing instrument, who duly acknowledge to me that he executed the same.


Notary Public