

Ent 549025 Bk 1485 Pg 824 - 825
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2024 Aug 21 10:55AM Fee: \$40.00 CO
For: Guardian Law
ELECTRONICALLY RECORDED

After Recording Return To:

Vallis Legal, PLLC
1445 N 1200 W
Orem, UT 84057

Tax Parcel ID #: 00-0000-6234

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN by Vallis Legal, PLLC, Trustee, that a default has occurred under the Trust Deed dated October 13, 2023, executed by Heath Johnston, Manager for 28 2021, LLC, a Utah limited liability company, in favor of the Beneficiaries identified therein, in which Vallis Legal, PLLC, was named as Trustee (the "Trust Deed"); The Trust Deed was recorded on October 17, 2023, with the Wasatch County Recorder at Entry No. 537720, Book 1457, Pages 657-665, and re-recorded on October 25, 2023, at Entry No. 537999, Book 1456, Pages 1843-1853. The Trust Deed encumbers the following described real property located in the County of Wasatch, State of Utah:

LOT 30, DIAMOND BAR X SUBDIVISION NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE WASATCH COUNTY RECORDER, STATE OF UTAH.

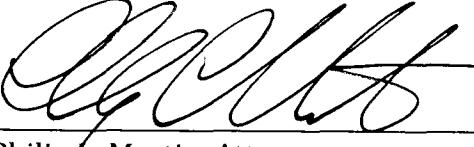
The payment obligation set forth in the Secured Promissory Note, including the amendments and extensions, is in default. All delinquent payments, together with all unpaid taxes, insurance and other obligations under the Secured Promissory Note and Trust Deed are past due. Under the provisions of the Secured Promissory Note and Trust Deed the unpaid principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorneys' fees. Accordingly, the Trustee has elected to sell the property described in the Trust Deed.

This is an attempt to foreclose a security instrument, and any information obtained will be used for that purpose.

Dated on the 20th day of August 2024.

Trustee: Vallis Legal, PLLC

By: _____


Philip L. Martin, Attorney

STATE OF UTAH)
) SS:
COUNTY OF UTAH)

On this 20th day of August 2024 before me, the undersigned Notary Public, personally appeared Philip L. Martin of Vallis Legal, PLLC, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person executed the instrument.



Notary Public

My Commission expires: 09-20-24

