

**NOTICE TO VACATE POST FORECLOSURE**  
**www.utaheviction.com**

\_\_\_\_\_  
(Date Served)

To: \_\_\_\_\_ and any other tenant or occupant.  
(Occupant(s))

Address: \_\_\_\_\_  
\_\_\_\_\_

**BE ADVISED THAT THE PROPERTY YOU RESIDE AT HAS BEEN SOLD AT A FORECLOSURE SALE, EXTINGUISHING ALL RIGHTS OF THE FORMER OWNER. DEMAND IS MADE ON YOU BY THE NEW OWNER TO VACATE THE PREMISES WITHIN FIVE CALENDAR DAYS OF THIS NOTICE OR BE SERVED WITH A SUMMONS AND COMPLAINT FOR UNLAWFUL DETAINER. IF YOU BELIEVE YOU ARE A BONA FIDE TENANT PURSUANT TO UTAH'S PROTECTING TENANTS AT FORECLOSURE, PLEASE PROVIDE EVIDENCE OF SUCH WITHIN THE PRESCRIBED TIME PERIOD.**

COMMUNICATIONS SHALL BE MADE TO:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

If you do not comply with this Notice, in accordance with Utah Code 78B-6-811, damages will be pursued against you for 1) waste; 2) attorney fees; and 3) court costs. We will request that judgment be entered against you and thereafter pursue enforcement of that judgment until it is fully satisfied.

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**Pursuant to Utah Code 78B-5-705, I declare under criminal penalty of the State of Utah that that a copy of this Notice was served on \_\_\_\_\_, the Tenant, in accordance with Utah Code 78B-6-805 on this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ by:**

- Personally delivering a copy to the Tenant.
- Personally delivering a copy to \_\_\_\_\_, a person of suitable age and discretion at the Property because the Tenant was absent and by mailing a second copy to the Tenant at the Property.
- Sending a copy through registered or certified mail to the Tenant at the Property.
- Affixing a copy in a conspicuous place on the Property after knocking and failing to find anyone there.

DATED this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_

Notice prepared by K. Bradley Carr the Law Offices of James H. Woodall, PLLC. Use of this form does not constitute legal representation. If you are a **landlord** and you need assistance evicting a tenant please contact Mr. Carr at 801-254-9450.