

Jeffery Smith
Utah County Recorder

2020 Feb 19 04:16 PM FEE 40.00 BY IP

RECORDED FOR Scalley Reading Bates Hansen & Rasmussen, P.
ELECTRONICALLY RECORDED

ELECTRONICALLY RECORDED FOR:

SCALLEY READING BATES
HANSEN & RASMUSSEN, P.C.

Attn: Marlon L. Bates
15 West South Temple, Ste 600
Salt Lake City, Utah 84101
Telephone No. (801) 531-7870
Business Hours: 9:00 am to 5:00 pm (Mon.-Fri.)
Trustee No. 11146-598F
Parcel No. 19-055-0046

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Trust Deed executed by Sean David Walker and Melissa M. Walker, as trustor(s), in which America First Federal Credit Union is named as beneficiary, and America First Federal Credit Union is appointed trustee, and filed for record on March 19, 2010, and recorded as Entry No. 22618:2010, Records of Utah County, Utah.

BEGINNING AT A POINT ON THE NORTH LINE OF 1460 NORTH STREET, PROVO, UTAH, WHICH POINT IS 53.45 FEET NORTH AND 2092.24 FEET WEST AND NORTH 89°43' WEST ALONG THE NORTH LINE OF SAID STREET 425.70 FEET FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°34' WEST 111.00 FEET; THENCE NORTH 89°43' WEST 112.52 FEET; THENCE SOUTH 0°20'29" EAST 96.16 FEET; THENCE 23.40 FEET ALONG THE ARC OF A 15.0 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING AND LENGTH IS SOUTH 45°01'45" EAST 21.10 FEET); THENCE SOUTH 89°43' EAST 98.13 FEET TO THE POINT OF BEGINNING.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the September 30, 2019 monthly installment and all subsequent installments thereafter as required by the Note. Therefore, pursuant to the demand and election of the beneficiary, the trustee hereby elects to sell the trust property to satisfy the delinquent obligations referred to above. All delinquent payments, late charges, foreclosure costs, and property taxes and assessments, if any, must be paid in full within three months of the recording of this Notice to reinstate the loan. Furthermore, any other default, such as a conveyance of the property to a third party, allowing liens and encumbrances to be placed upon the property, or allowing a superior lien to be in default, must also be cured within the three-month period to reinstate the loan.

DATED this 19 day of February, 2020.

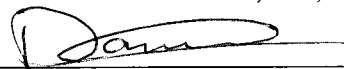
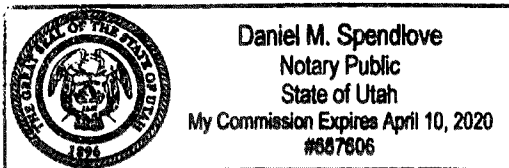
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates
Its: Supervising Partner

STATE OF UTAH)
) : ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 19 day of February, 2020, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC