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2/16/2021 4:25:00 PM \$40.00
Book - 11119 Pg - 4172-4173
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SCALLEY & READING BATES HANSEN
BY: eCASH, DEPUTY - EF 2 P.

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. 11146-698F
Parcel No. 32-12-384-007

NOTICE OF DEFAULT

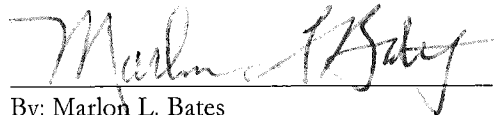
NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Trust Deed (Secures Open-End Credit Under a Revolving Credit Line) executed by Nasir Khan, as trustor(s), in which America First Federal Credit Union is named as beneficiary, and America First Federal Credit Union is appointed trustee, and filed for record on June 11, 2018, and recorded as Entry No. 12788789, in Book 10682, at Page 9442, Records of Salt Lake County, Utah.

SEE ATTACHED EXHIBIT "A"

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, 2018 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 16 day of February, 2021.

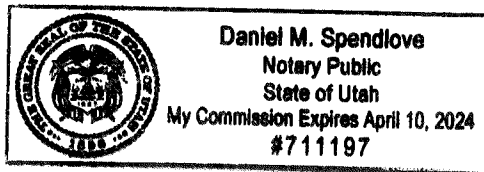
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates
Its: Supervising Partner

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

The foregoing instrument was acknowledged before me this 16 day of February, 2021, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC

EXHIBIT "A"

LOT U65, ROSECREST PLAT U, A PLANNED UNIT DEVELOPMENT ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO DAVID L. MARTIN AND NICOLE J. MARTIN IN THAT CERTAIN QUIT CLAIM DEED RECORDED NOVEMBER 12, 2014, AS ENTRY NO. 11943806, IN BOOK 10273, AT PAGE 9089, OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF LOT U-65, ROSECREST PLAT U: THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89°17'54" WEST FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN TO THE SOUTHWEST CORNER OF SAID SECTION 12.

BEGINNING AT THE NORTHWEST CORNER OF LOT 194, LOOKOUT RIDGE PHASE 1, RECORDED IN BOOK 2007P, AT PAGE 187, SAID POINT BEING NORTH 89°17'54" WEST, ALONG THE SECTION LINE, 693.20 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 39°44'39" EAST 28.50 FEET TO THE WEST RIGHT OF WAY LINE OF BRIAR PARK ROAD; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT OF WAY LINE, 76.00 FEET ALONG THE ARC OF A 130.00 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS NORTH 34°38'09" EAST 130.00 FEET, (CHORD BEARS SOUTH 72°06'41" EAST 74.92 FEET) TO THE SOUTH LINE OF SAID SECTION 12 AND THE NORTH LINE OF SAID LOT 194; THENCE NORTH 89°17'54" WEST, ALONG SAID SECTION LINE, 89.53 FEET TO THE NORTHWEST CORNER OF SAID LOT 194 AND THE POINT OF BEGINNING.