

ELECTRONICALLY RECORDED FOR:

Marlon L. Bates  
SCALLEY READING BATES  
HANSEN & RASMUSSEN, P.C.  
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. 51121-1711  
Parcel No. OTM-2108

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Marlon L. Bates, successor trustee, that a default has occurred under the Utah Closed-End Deed of Trust executed by Steven L. Leatham and Jamie Leatham, as trustor(s), in which JPMorgan Chase Bank, N.A., is named as beneficiary, and JPMorgan Chase Bank, National Association, is appointed trustee, and filed for record on February 9, 2007, and recorded as Entry No. 315241, in Book 929, at Page 768, Records of Wasatch County, Utah.

LOT 108, TIMP MEADOWS NORTH SUBDIVISION, PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

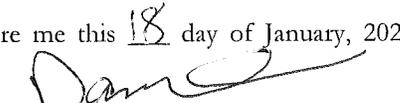
A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the June 1, 2021 monthly installment and all subsequent installments thereafter as required by the Note. Therefore, pursuant to the demand and election of the beneficiary, 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 18 day of January, 2022.

  
Marlon L. Bates, successor trustee

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

The foregoing instrument was acknowledged before me this 18 day of January, 2022, by Marlon L. Bates, successor trustee.

  
NOTARY PUBLIC

