

01224773 B: 2831 P: 1144

Page 1 of 2

Rhonda Francis Summit County Recorder

09/06/2024 03:49:33 PM Fee \$40.00

By SCALLEY READING BATES HANSEN & RASMUSSEN, P.C.

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. 87278-03

Parcel No. KT-12

KT-13-A

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust Open Ended Line of Credit executed by Traci A. Miles and Cody B. Miles, as trustor(s), in which Ryan Webb is named as beneficiary, and Pinnacle Title Insurance Agency Corp is appointed trustee, and filed for record on February 16, 2024, and recorded as Entry No. 1215908, in Book 2809, at Page 1425, Records of Summit 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 March 1, 2024 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.

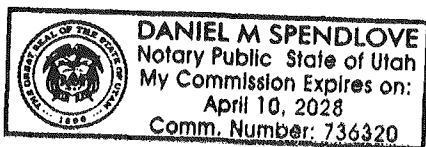
DATED this 6th day of September, 2024.

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


By: Joseph A. Skinner
Its: Partner

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 6th day of September, 2024, by Joseph A. Skinner, a Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.




NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1: (KT-12)

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 5, KAMAS TOWNSITE, THENCE SOUTH 100 FEET; THENCE WEST 77 FEET; THENCE NORTH 100 FEET; THENCE EAST 77 FEET TO BEGINNING.

PARCEL 2: (KT-13-A)

COMMENCING AT A POINT 80 RODS EAST AND 39 RODS SOUTH AND 10 RODS EAST AND 100 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 147.5 FEET; THENCE WEST 77 FEET; THENCE NORTH 147.5 FEET; THENCE EAST 77 FEET TO THE PLACE OF BEGINNING.