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Rhonda Francis Summit County Recorder 10/25/2024 03:27:02 PM Fee \$40.00

By 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. 25065-301F Parcel No. CT-312

## NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Revolving Credit Deed of Trust executed by Jacob Judd and Madison Wilde, as trustor(s), in which Deseret First Credit Union is named as beneficiary, and Meridian Title Company is appointed trustee, and filed for record on October 4, 2023, and recorded as Entry No. 1210454, in Book 2796, at Page 1156, Records of Summit County, Utah.

BEGINNING AT A POINT 2037.39 FEET SOUTH AND 2834.12 FEET WEST AND 219.85 FEET SOUTH 89°31' WEST FROM THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°31' WEST 91.0 FEET TO THE FENCE; THENCE SOUTH 15°08'30" EAST ALONG ANOTHER FENCE 96.7 FEET; THENCE SOUTH 84°00'30" EAST ALONG FENCE 66.10 FEET; THENCE NORTH 101.01 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 June 25, 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 25 day of October, 2024.

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

By: Marlon L. Bates Its: Supervising Partner

STATE OF UTAH

: ss

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this <u>25</u> day of October, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

DANIEL M SPENDLOVE Notary Public State of Utah My Commission Expires on: April 10, 2028 Comm. Number: 736320