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Page 1 of 2

Gregory R. Wolbach, PLS

Summit County Recorder-Surveyor

05/07/2025 04:19:47 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. 11146-900F

Parcel No. FBD-1

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 Randal Ray Castona and Leona May Gonzalez, 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 April 19, 2022, and recorded as Entry No. 1187487, in Book 2735, at Page 1499, 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 August 30, 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 7th day of May, 2025.

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 7th day of May, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

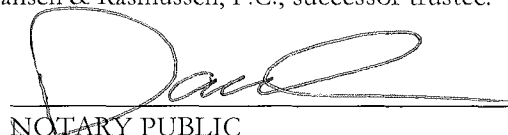
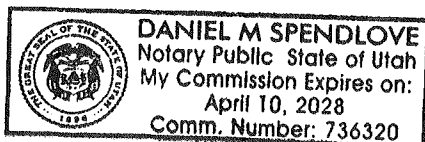

NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1: LOTS 1, FIVE BAR DASH SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICIAL OF THE SUMMIT COUNTY RECORDER.

LESS AND EXCEPTING THEREFROM ANY PORTION OF THE ABOVE LYING WITHIN THE BOUNDS OF THE FOLLOWING 2 PARCELS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF FIVE BAR DASH SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; AND RUNNING THENCE NORTH 88°58'2" EAST A DISTANCE OF 1334.51 FEET, MORE OR LESS, TO AN EXISTING LINE OF FENCE LOCATED AT OR NEAR THE NORTHEAST CORNER OF A TRANS OF LAND OWNED BY STEPHEN E. AND BRENDA L. PAULL, (SUMMIT COUNTY PARCEL NO. OTNB2-208-B); THENCE SOUTHWESTERLY ALONG SAID LINE OF FENCE TO THE WEST LINE OF LOT 1 OF SAID FIVE BAR DASH SUBDIVISION; THENCE NORTH 0°18'54" WEST 26.8 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

BEGINNING AT A POINT LOCATED 2669.68 FEET SOUTH 89°46'56" WEST ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE 193.32 FEET NORTH 0°18'54" WEST TO THE POINT OF BEGINNING; THENCE 250 FEET NORTH 0°18'54" WEST; THENCE EAST 20 FEET; THENCE SOUTH 250 FEET; THENCE WEST 20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT OF WAY: COMMENCING AT THE SOUTHEAST CORNER OF LOT 3, FIVE BAR DASH SUBDIVISION; AND RUNNING THENCE SOUTH 89°46'56" WEST 238.30 FEET; THENCE SOUTH 30 FEET; THENCE NORTH 89°46'56" EAST 891.14 FEET; THENCE SOUTH 0°10'13" EAST ALONG A FENCE LINE 1246.11 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF NORTH BENCH ROAD; THENCE NORTH 88°23'23" EAST 30 FEET; THENCE NORTH 00°10'13" WEST 1270.18 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE STEPHEN E. PAULL AND BRENDA L. PAULL PROPERTY, AS DESCRIBED IN THE CERTAIN WARRANTY DEED RECORDED AUGUST 30, 1988 AS ENTRY NO. 296307 IN BOOK 491 AT PAGE 416 OF OFFICIAL RECORDS; THENCE SOUTH 89°46'56" WEST 652.7 FEET; THENCE NORTH 5.08 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH AN EASEMENT AND RIGHT OF WAY WAS CONVEYED IN THAT CERTAIN GRANT OF EASEMENT, CONVEYANCE OF EASEMENT RIGHTS, AND MAINTENANCE AGREEMENT, RECORDED JANUARY 10, 2019 AS ENTRY NO. 1104543 IN BOOK 2493 AT PAGE 276 OF OFFICIAL RECORDS; AND THE CORRECTED GRANT OF EASEMENT, CONVEYANCE OF EASEMENT RIGHTS, AND MAINTENANCE AGREEMENT, RECORDED JANUARY 18, 2019 AS ENTRY NO. 1104858 IN BOOK 2493 AT PAGE 1822 OF OFFICIAL RECORDS.

SITUATED IN SUMMIT COUNTY, STATE OF UTAH.