

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. 67008-3850F
 Parcel No. 21-19-352-113

14073249 B: 11401 P: 4709 Total Pages: 2
02/16/2023 04:25 PM By: kkennington Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SCALLEY READING BATES HANSEN & RASMUSSEN, P.C.
15 W SOUTH TEMPLE, STE 600 SALT LAKE CITY, UT 84101

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 (to Secure Home Equity Line of Credit Agreement) executed by Roger A. Peterson, as trustor(s), in which Mountain America Federal Credit Union is named as beneficiary, and Mountain America Federal Credit Union is appointed trustee, and filed for record on July 29, 2016, and recorded as Entry No. 12332339, in Book 10458, at Page 7747, 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 August 31, 2022 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, 2023.

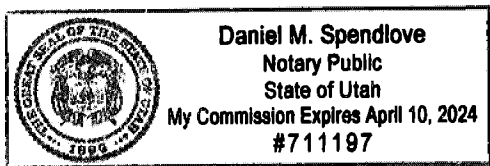
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



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, 2023, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.




NOTARY PUBLIC

EXHIBIT "A"

UNIT 1, BUILDING 24, CONTAINED WITHIN THE TUSCANY TOWNHOMES PHASE 2 CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON JUNE 03, 1998 IN SALT LAKE COUNTY, AS ENTRY NO. 6983541, IN BOOK 98-6P, AT PAGE 131 {AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON JULY 08, 1997 IN SALT LAKE COUNTY, AS ENTRY NO. 6686080 IN BOOK 7706 AT PAGE 2575 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECTS COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.