

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. 53075-262F
Parcel No. 27-18-406-005

NOTICE OF DEFAULT

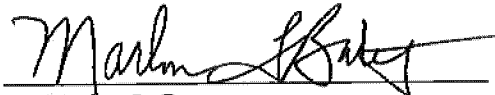
NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Open-End Deed of Trust in which Benjamin D. Gillen, married and Mindy N. Gillen, married, is identified as borrower(s), in which KeyBank National Association is identified as beneficiary, and KeyBank National Association is appointed trustee, with an original amount of \$97,810.00, and filed for record on February 22, 2019, and recorded as Entry No. 12938226, in Book 10754, at Page 7322, 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 February 8, 2023 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 28 day of June, 2023.

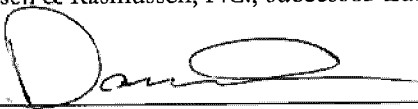
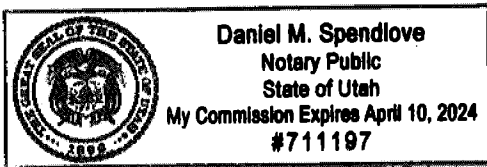
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates
Its: Supervising Partner

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

The foregoing instrument was acknowledged before me this 28 day of June, 2023, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC

EXHIBIT "A"

THE FOLLOWING DESCRIBED TRACT(S) OF LAND IN SALT LAKE COUNTY, STATE OF UTAH: PARCEL 1: LOT 428, KENNECOTT DAYBREAK PLAT 7 SUBDIVISION AMENDING LOTS OS2 V1 OF THE KENNECOTT MASTER SUBDIVISION #1 AND ADDING A PORTION OF QUITCLAIM DEED BOOK 9277 PAGE 2603 THRU 2605, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH. PARCEL 1A: SUBJECT TO AND TOGETHER WITH A PUBLIC UTILITY, PRIVATE SEWER LATERAL AND ACCESS EASEMENT FOR COTTAGE COURT LOTS AS DISCLOSED ON THE RECORDED PLAT OF KENNECOTT DAYBREAK PLAT 7 SUBDIVISION AMENDING LOTS OS2 V1 OF KENNECOTT MASTER SUBDIVISION #1, FILED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN PLAT BOOK 2006P AT PAGE 294. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.