

14209848 B: 11474 P: 5870 Total Pages: 2
02/28/2024 04:18 PM By: aallen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN TITLE
215 S STATE ST. SUITE 280 SALT LAKE CITY, UT 84111

Property Tax ID # 22-02-351-020-0000

WHEN RECORDED MAIL TO:
First American/Lenders Title
215 S State St. Ste 280
Salt Lake City, UT 84444

Recording requested by:
AMERICA FIRST FEDERAL CREDIT UNION
PO BOX 9199
OGDEN, UT 84409
9567954.5

**REQUEST FOR NOTICE OF
DEFAULT AND NOTICE OF SALE**

In accordance with Applicable State Law request is hereby made that a copy of any Notice of Default and copy of any Notice of Sale under the Trust Deed filed for record on the 22ND day of JULY, 2020, and recorded in Book 10984, Page 472, as Entry No. 13336350 in the office of the SALT LAKE County Recorder, State of UT, executed by Cherie M. Major

_____ as Trustor; in which
Mortgage Electronic Registration Systems, Inc., solely as nominee for Academy Mortgage Corporation,
a UT _____ is named as Beneficiary and
Old Republic Title _____ as Trustee,
be mailed to **AMERICA FIRST FEDERAL CREDIT UNION Collection Department at PO Box 9199 Ogden UT 84409.**
SEE ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: 4610 SOUTH 2770 EAST, HOLLADAY, UT 84117

STATE OF Utah

COUNTY OF Weber

AMERICA FIRST FEDERAL CREDIT UNION

By

Kaya Priest

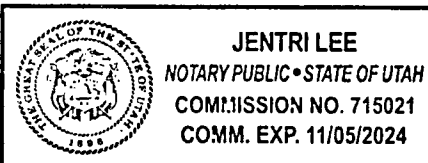
On this 14th day of FEBRUARY, 2024, Kaya Priest, Home Equity Processor, personally appeared before me, the undersigned, a Notary Public in said state, who being by me duly sworn, did say that he/she the said HOME EQUITY PROCESSOR of AMERICA FIRST FEDERAL CREDIT UNION, a corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or a resolution of its Board of Directors) and said Kaya Priest, Home Equity Processor acknowledged to me that said corporation executed the same.

Jentri Lee
NOTARY PUBLIC

RESIDING AT Weber

My Commission Expires: 11/05/2024

Rev 04/21



COMMENCING AT A POINT NORTH 1070 FEET AND EAST 2622 FEET AND NORTH 69° EAST 533.1 FEET AND SOUTH 21° EAST 110 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE SOUTH 21° EAST 6.68 FEET; THENCE SOUTH 69° WEST 106.1 FEET; THENCE SOUTH 21° EAST 116.68 FEET; THENCE NORTH 69° EAST 106.1 FEET, THENCE SOUTH 21° EAST 44.93 FEET MORE OR LESS, TO THE NORTH LINE OF KENTUCKY AVENUE, THENCE NORTHEASTERLY ALONG SAID NORTH LINE TO A POINT WHICH IS NORTH 69° EAST 83.7 FEET AND SOUTH 21° EAST 138.46 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING, THENCE NORTH 21° WEST 138.46 FEET, MORE OR LESS, THENCE SOUTH 69° WEST 83.7 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION DEEDED TO JENNIFER HOLLAND IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 2, 2008 AS ENTRY NO. 10389521 IN BOOK 9589 AT PAGE 8347 OF THE OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RECORD TITLE BOUNDARY OF GRANTORS LAND, SAID POINT BEING NORTH 1,070 FEET AND EAST 2,622 FEET AND NORTH 69°00' EAST 533.1 FEET AND SOUTH 21°00' EAST 110 FEET AND NORTH 69°00' EAST 22.08 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 69°00' EAST 73.40 FEET ALONG THE NORTHERLY RECORD TITLE LINE OF THE GRANTORS PROPERTY TO THE WESTERLY LINE OF 2770 EAST STREET; THENCE ALONG SAID WESTERLY LINE SOUTH 21°00' EAST 53.64 FEET; THENCE SOUTH 69°00' WEST 73.40 FEET; THENCE NORTH 21°00' WEST 53.64 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION DEEDED TO ADAM D. MARBERGER AND HEIDI M. MARBERGER, IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 15, 2008 AS ENTRY NO. 10400751 IN BOOK 9594 AT PAGE 8047 OF THE OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY RECORD TITLE BOUNDARY OF GRANTORS LAND, SAID POINT BEING NORTH 1,070 FEET AND EAST 2,622 FEET AND NORTH 69°00' EAST 533.1 FEET AND SOUTH 21°00' EAST 110 FEET AND NORTH 69°00' EAST 22.08 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE SOUTH 21°00' EAST 53.64 FEET; THENCE SOUTH 33°04' WEST 31.47 FEET; THENCE SOUTH 69°00' WEST 80.00 FEET TO A FENCE; THENCE NORTH 19°38'25" WEST ALONG SAID FENCE 65.44 FEET TO THE NORTHERLY RECORD TITLE BOUNDARY OF THE BARRELL PROPERTY; THENCE NORTH 69°00' EAST ALONG SAID NORTHERLY BOUNDARY 81.84 FEET; THENCE NORTH 21°00' WEST 6.68 FEET; THENCE NORTH 69°00' EAST 22.08 FEET TO THE POINT OF BEGINNING, ALSO DESCRIBED AS:

BEGINNING NORTH 1070 FEET AND EAST 2622 FEET AND NORTH 69° EAST 533.1 FEET AND SOUTH 21° EAST 116.68 FEET AND SOUTH 69° WEST 81.84 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE SOUTH 19°38'25" EAST 65.44 FEET; THENCE NORTH 69° EAST 80 FEET; THENCE NORTH 33°04' EAST 31.47 FEET; THENCE NORTH 69° EAST 61.62 FEET; THENCE SOUTH 21° EAST 84.82 FEET, MORE OR LESS TO THE NORTH LINE OF KENTUCKY AVENUE, THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT TO A POINT WHICH IS SOUTH 69° WEST 24.26 FEET AND SOUTH 21° EAST 116.68 FEET AND NORTH 69° EAST 106.10 FEET AND SOUTH 21° EAST 44.93 FEET MORE OR LESS FROM THE POINT OF BEGINNING; THENCE NORTH 21° WEST 44.93 FEET; THENCE SOUTH 69° WEST 106.10 FEET; THENCE NORTH 21° WEST 116.68 FEET; THENCE NORTH 69° EAST 24.26 FEET TO BEGINNING.