14218973 B: 11479 P: 3365 Total Pages: 1
03/21/2024 02:54 PM By: adavis Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SCALLEY READING BATES HANSEN & RASMUSSEN, P.C.
15 W SOUTH TEMPLE, STE 600SALT LAKE CITY, UT 84101

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. 69123-05F

Parcel No. 21-09-260-012

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 executed by James McClure, as trustor(s), in which NBH Bank is named as beneficiary, and Richland Title Insurance Agency, Inc. is appointed trustee, and filed for record on November 23, 2022, and recorded as Entry No. 14045672, in Book 11387, at Page 2855, Records of Salt Lake County, Utah.

LOT 134, THOMAS ESTATES NO. 4 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the November 1, 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 21 day of March, 2024.

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

trustee

By: Darwin H. Bingham

Its: Partner

STATE OF UTAH

) : ss

COUNTY OF SALT LAKE

)

The foregoing instrument was acknowledged before me this <u>21</u> day of March, 2024, by Darwin H. Bingham, a Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



Daniel M. Spendlove Notary Public State of Utah My Commission Expires April 10, 2024 #711197

NOTARY PUBLIC