

14243242 B: 11492 P: 8535 Total Pages: 2  
05/21/2024 04:27 PM By: tpham 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

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. 67152-93F  
Parcel No. 22-15-301-037

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 Devin Simper and Carrie Simper, 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 April 28, 2021, and recorded as Entry No. 13646618, in Book 11165, at Page 3974, 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, 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 May, 2024.

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 21 day of May, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

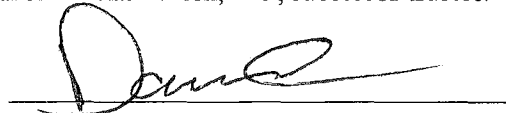
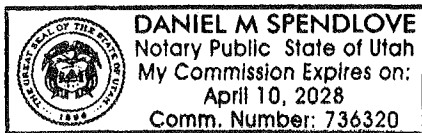
  
NOTARY PUBLIC

EXHIBIT "A"

PARCEL NO. 1:

BEGINNING AT A POINT SOUTH 89 DEGREES 51' EAST ALONG THE CENTER OF SECTION LINE 610.5 FEET AND SOUTH 337.09 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 68.91 FEET; THENCE WEST 49.5 FEET; THENCE SOUTH 198 FEET; THENCE SOUTH 72 DEGREES 30' EAST APPROXIMATELY 160 FEET; THENCE NORTH 22 DEGREES 9' EAST APPROXIMATELY 241.5 FEET TO A POINT WHICH IS 973.50 FEET EAST AND SOUTH 21 DEGREES 31' WEST 462.04 FEET FROM THE SAID WEST QUARTER CORNER OF SECTION 15, AND RUNNING THENCE NORTH 21 DEGREES 30' EAST 41.55 FEET; THENCE NORTH 75 DEGREES 13'50" WEST 216.03 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT SOUTH 89 DEGREES 51' EAST ALONG THE CENTER OF SECTION LINE 610.5 FEET AND SOUTH 406.00 FEET AND WEST 49.5 FEET AND SOUTH 43.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 155 FEET; THENCE RUNNING SOUTH 72 DEGREES 30' EAST APPROXIMATELY 160 FEET, MORE OR LESS, THENCE NORTH 22 DEGREES 09' EAST 150.00 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.

PARCEL NO. 1A:

TOGETHER WITH A 24.75 FOOT RIGHT OF WAY, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING 610.5 FEET EAST AND 381 FEET SOUTH AND SOUTH 81 DEGREES 30' EAST 140 FEET AND SOUTH 67 DEGREES 41' EAST 56.63 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 22 DEGREES 19' WEST 444 FEET, MORE OR LESS, TO THE NORTH LINE OF FARDOWN AVENUE.