

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. 69123-07F
 Parcel No. 14-28-230-032

14276138 B: 11511 P: 3990 Total Pages: 1
08/14/2024 01:18 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 600 SALT LAKE CITY, UT 84101

NOTICE OF DEFAULT

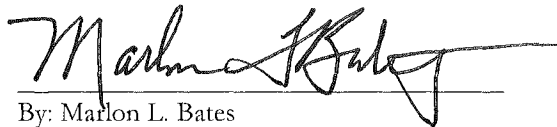
NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust executed by Chontay W. Berry and Travion Smith, as trustor(s), in which NBH Bank is named as beneficiary, and Backman Title Services, Ltd. is appointed trustee, and filed for record on November 8, 2022, and recorded as Entry No. 14040147, in Book 11384, at Page 5321, and re-recorded on March 10, 2023, as Entry No. 14080682, in Book 11405, at Page 6048, Records of Salt Lake County, Utah.

LOT 303, MAGNA HAMPTONS P.U.D. PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER. TOGETHER WITH A RIGHT AND EASEMENT OF USE AND ENJOYMENT IN AND TO THE COMMON AREAS AND FACILITIES AS DESCRIBED AND PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND IN THE RECORD OF SURVEY MAP IN THE OFFICIAL RECORDS OF SAID 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 April 1, 2024 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 14 day of August, 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 14 day of August, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC

