

14284864 B: 11516 P: 3357 Total Pages: 2  
09/05/2024 04:46 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 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. 11146-982F  
Parcel No. 14-35-251-041

NOTICE OF DEFAULT

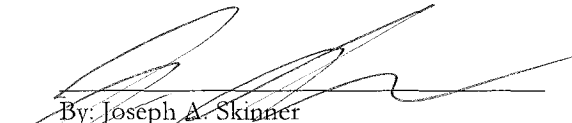
NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust executed by Anita J. Johnson, as trustor(s), in which America First Federal Credit Union is named as beneficiary, and America First Federal Credit Union is appointed trustee, and filed for record on December 9, 2022, and recorded as Entry No. 14051460, in Book 11390, at Page 2039, 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 29, 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.

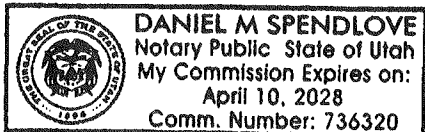
DATED this 5<sup>th</sup> day of September, 2024.

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

  
By: Joseph A. Skinner  
Its: Partner

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

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of September, 2024, by Joseph A. Skinner, a Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



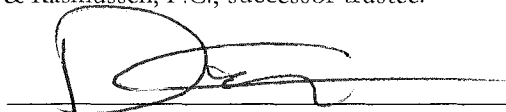
  
NOTARY PUBLIC

EXHIBIT "A"

LOT 15, BAILEY SUBDIVISION, SALT LAKE CITY, SALT LAKE COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

EXCEPTING THEREFROM THE FOLLOWING; BEGINNING AT THE SOUTHWEST COMER OF SAID LOT 15, AND RUNNING THENCE NORTH 3 DEG 29 RNIN 35 SEC EAST 10.443 IT; THENCE EAST 5.117 FT; THENCE SOUTH 12.334 FT, THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT 6.14 FT TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM: BEGINNING AT THE SOUTHEAST CORNER OF LOT 15, AND RUNNING THENCE NORTH 5 DEG 40 MIN 45 SEC WEST 129.649 FT; THENCE SOUTH 0 DEG 22 MIN 29 SEC EAST 128.596 R:DEPT:TINT ON A CURVE TO THE LEFT WITH A RADIUS OF 171.433 FT CENTER BEARS NORTH 4 DEG 00 MIN 36 SEC EAST; THENCE ALONG SAID CURVE 12.0 FT (CHORD BEARING AND DISTANCE SOUTH 87 DEG 59 MIN 41 SEC EAST 11.997 FT TO THE POINT OF BEGINNING.

MORE CORRECTLY DESCRIBED AS:

LOT 15, BAILEY SUBDIVISION, SALT LAKE CITY, SALT LAKE COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15, AND RUNNING THENCE NORTH 3 DEG 29 MIN 35 SEC EAST 10.443 FT; THENCE EAST 5.117 FT; THENCE SOUTH 12.334 FT, THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT 6.14 FT TO THE POINT OF BEGINNING.

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