

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. 92069-335F  
Parcel No. Parcel 1: 16-29-279-015  
Parcel 2: 16-29-279-018  
Parcel 3: 16-29-279-020

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 Veterans of Foreign Wars, Sugarhouse Post 3586, a Corporation, Sugarhouse Post #3586 Veterans of Foreign Wars of the United States, Veterans of Foreign Wars, Sugarhouse Post No. 3586, Veterans of Foreign Wars Sugarhouse Post No. 3586, Sugarhouse Post No. 3586 of Veterans of Foreign Wars of U.S., Sugarhouse Post 3586 Veterans of Foreign Wars, and Sugarhouse Post #3586 Veterans of Foreign Wars of the US, as their interest may appear, as trustor(s), in which University First Federal Credit Union is named as beneficiary, and University First Federal Credit Union is appointed trustee, and filed for record on June 11, 2021, and recorded as Entry No. 13689649, in Book 11189, at Page 6763, 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 June 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 18 day of September, 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 18 day of September, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

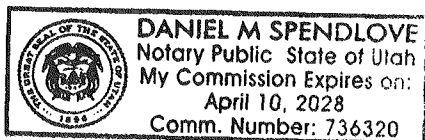
  
NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1:

COMMENCING AT A POINT 5.26 FEET EAST AND 499.2 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 13, BLOCK 27, TEN ACRE PLAT "A", BIG FIELD SURVEY; THENCE EAST 127.25 FEET TO THE WEST SIDE OF HIGHLAND DRIVE; THENCE SOUTH 15°30' EAST 80.00 FEET ALONG THE WEST SIDE OF HIGHLAND DRIVE; THENCE WEST 137.72 FEET; THENCE NORTH 7°59' WEST 77.84 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

BEGINNING WEST 244.74 FT AND NORTH 559.2 FT FROM THE SOUTHEAST CORNER OF LOT 13, BLOCK 27, 10 ACRE PLAT A, BIG FIELD SURVEY; EAST 250.26 FEET; SOUTH 60 FEET; WEST 49.75 FEET; SOUTH 57.1 FEET; WEST 200 FEET; NORTH 117.1 FEET TO BEGINNING.

PARCEL 3:

BEGINNING AT A POINT LOCATED 320.1 FEET NORTH 0°04'23" EAST ALONG THE BLOCK LINE AND 10.26 FEET NORTH 89°59'58" EAST AND 100.00 FEET NORTH 0°04'23" EAST FROM THE SOUTHEAST CORNER OF LOT 13, BLOCK 27, TEN ACRE PLAT A, BIG FIELD SURVEY AND RUNNING THENCE SOUTH 89°59'58" WEST 55.00 FEET, THENCE NORTH 0°04'23" EAST 79.1 FEET; THENCE NORTH 89°59'58" EAST 49.65 FEET, THENCE SOUTH 7°59' EAST 77.84 FEET, THENCE SOUTH 89°59'58" WEST 5.56 FEET, THENCE SOUTH 0°04'23" WEST 2.01 FEET TO THE POINT OF BEGINNING.