

14304234 B: 11527 P: 3830 Total Pages: 2  
10/23/2024 02:07 PM By: BGORDON 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. 92069-311F  
Parcel No. 28-07-226-082  
28-07-226-072

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 Country Lane Central Sandy Holding LLC, 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 December 19, 2017, and recorded as Entry No. 12682686, in Book 10631, at Page 1058, 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 October 1, 2024 monthly installment and all subsequent installments thereafter as required by the Note and failed to pay the 2020, 2021, 2022 and 2023 property taxes on both 28-07-226-082 and 28-07-226-072. 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 23 day of October, 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 23 day of October, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

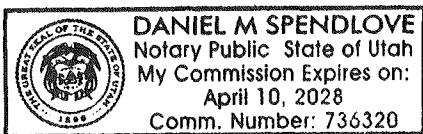
  
NOTARY PUBLIC

EXHIBIT "A"

ALL OF LOTS 446 AND 447, AMERICAN VILLA #4 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

EXCEPTING THEREFROM THE FOLLOWING:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LOT 446, AMERICAN VILLA NO. 4 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN BOOK MM ON PAGE 49 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, A SUBDIVISION IN THE NE1/4NE1/4 OF SECTION 7, T 3 S, R 1 E, SLB&M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING FROM THE NORTHEAST CORNER OF SAID LOT 446 AND RUNNING THENCE S 00°21'30" E 115.00 FT TO THE SOUTHEAST CORNER OF SAID LOT 446; THENCE N 88°57'20" W 49.53 FT ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 446; THENCE N 55°39'06" E 31.97 FT; THENCE N 00°21'30" W 96.28 FT ALONG A LINE THAT IS PARALLEL WITH AND 56.00 FT PERPENDICULARLY DISTANT WESTERLY FROM THE MONUMENT LINE OF 700 EAST STREET TO THE NORTHERLY BOUNDARY LINE OF SAID LOT 446; THENCE S 89°27'05" E 23.00 FT TO THE POINT OF BEGINNING.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 0°14'51" CLOCKWISE TO EQUAL HIGHWAY BEARINGS: S 00°21'30" E DESCRIPTION= S 00°06'39" E HIGHWAY BEARING).