

14307428 B: 11529 P: 2361 Total Pages: 1  
10/30/2024 04:22 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. 27112-01F  
Parcel No. 22-01-402-020

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 Jack C. Jensen Jr and Theodora Heleotes Jensen, as trustor(s), in which First Horizon Home Loan Corporation is named as beneficiary, and Associated Title is appointed trustee, and filed for record on August 8, 2003, and recorded as Entry No. 8767545, in Book 8859, at Page 7923, Records of Salt Lake County, Utah.

LOT 11, MT. OLYMPUS COVE NO. 8 SUBDIVISION, A SUBDIVISION BEING LOCATED IN THE EAST HALF OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LESS THAT PORTION OF PROPERTY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 11, MT. OLYMPUS COVE NO. 8 SUBDIVISION; AND RUNNING THENCE NORTH 41°20' WEST 37.32 FEET; THENCE SOUTH 50°37'32" WEST 120.85 FEET; THENCE SOUTH 39°25'03" EAST 36.50 FEET; THENCE NORTH 51°00' EAST 122.10 FEET TO THE POINT OF BEGINNING.

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 30 day of October, 2024.

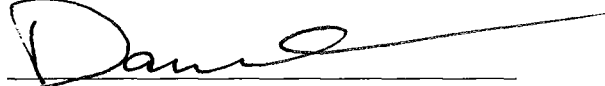
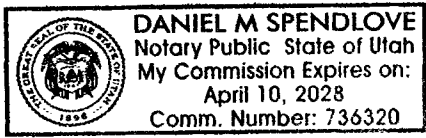
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates  
Its: Supervising Partner

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

The foregoing instrument was acknowledged before me this 30 day of October, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

  
NOTARY PUBLIC