14353424 B: 11554 P: 665 Total Pages: 1 03/03/2025 04:05 PM By: vanguyen 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. 92040-829F Parcel No. 22-25-304-007

## 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 Marilee Flynn Hansen, as trustor(s), in which Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Utah First Federal Credit Union, its successors and assigns is named as beneficiary, and Vanguard Title Insurance Agency, LLD is appointed trustee, and filed for record on April 29, 2022, and recorded as Entry No. 13942774, in Book 11334, at Page 333, Records of Salt Lake County, Utah.

BEGINNING AT A POINT NORTH 0 DEGREES 03'40" WEST 1320 FEET AND NORTH 89 DEGREES 56'20" EAST 33 FEET FROM THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89 DEGREES 56'20" EAST 125 FEET; THENCE NORTH 0 DEGREES 03'40" WEST 80 FEET; THENCE SOUTH 89 DEGREES 56'20" WEST 125 FEET; THENCE SOUTH 0 DEGREES 03'40" EAST 80 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 November 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 3 day of March, 2025.

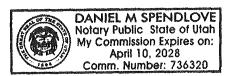
Scalley Reading Bates Hansen & Rasmussen, P.C., successor

trustee

By: Marlon L. Bates Its: Supervising Partner

STATE OF UTAH ) : ss COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this <u>3</u> day of March, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC