

14358990 B: 11557 P: 454 Total Pages: 2  
03/17/2025 04:06 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. 67152-154F  
Parcel No. 21-29-280-030

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 to Secure Home Equity Line of Credit Agreement executed by Ashley Ann Ashton, as trustor(s), in which Mountain America Federal Credit Union is named as beneficiary, and Mountain America Federal Credit Union is appointed trustee, and filed for record on September 13, 2023, and recorded as Entry No. 14152169, in Book 11444, at Page 6155, 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 September 30, 2024 monthly installment and all subsequent installments thereafter as required by the Note and failed to pay the 2023 and 2024 property taxes. 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 17 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 17 day of March, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

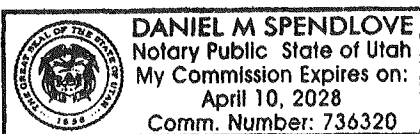
  
NOTARY PUBLIC

EXHIBIT "A"

BEGINNING AT A POINT WHICH IS SOUTH 2112 FEET AND WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2, SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF 3200 WEST STREET AND BEING THE SOUTHEAST CORNER OF THE ELMAN AND MARVA HELQUIST PROPERTY; THENCE WEST 157.00 FEET ALONG THE SOUTH LINE OF SAID PROPERTY; THENCE NORTH 117.00 FEET; THENCE EAST 157.00 FEET TO SAID WEST RIGHT-OF-WAY LINE OF 3200 WEST STREET; THENCE SOUTH 117.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.