

14417251 B: 11590 P: 3176 Total Pages: 2
08/01/2025 01:51 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. 67064-01
Parcel No. 16-30-301-012

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Trust Deed executed by Gustavo Eduardo Alvarez, as trustor(s), in which The Morris Family Holdings, LLC, Utah limited liability company is named as beneficiary, and First American Title Insurance Company is appointed trustee, and filed for record on July 17, 2019, and recorded as Entry No. 13031212, in Book 10804, at Page 3362, 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 May 1, 2025 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.

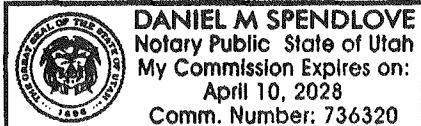
DATED this 1st day of August, 2025.

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 1st day of August, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC

EXHIBIT "A"

DEED OF TRUST LEGAL DESCRIPTION:

COMMENCING AT A POINT 304.75 FEET SOUTH FROM THE NORTHEAST CORNER OF LOT 15; BLOCK 33, TEN ACRE PLAT A, BIG FIELD SURVEY; RUNNING THENCE SOUTH 56.25 FEET; THENCE WEST 370 FEET; THENCE NORTH 56.25 FEET; THENCE EAST 370 FEET TO THE POINT OF BEGINNING.

COUNTY ABSTRACT LEGAL DESCRIPTION:

COMMENCING AT A POINT 304.75 FEET SOUTH AND 33 FEET WEST FROM THE NORTHEAST CORNER OF LOT 15; BLOCK 33, TEN ACRE PLAT A, BIG FIELD SURVEY; RUNNING THENCE SOUTH 56.25 FEET; THENCE WEST 370 FEET; THENCE NORTH 56.25 FEET; THENCE EAST 370 FEET TO THE POINT OF BEGINNING.