

14426900 B: 11595 P: 6387 Total Pages: 2
08/25/2025 02:32 PM By: tpham 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. 67152-188F
Parcel No. 22-23-451-002

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 Jared Brubaker, 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 June 21, 2023, and recorded as Entry No. 14119990, in Book 11427, at Page 680, 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 January 31, 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 25 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 25 day of August, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

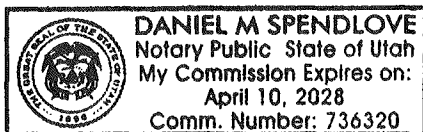

NOTARY PUBLIC

EXHIBIT "A"

BEGINNING A POINT WHICH IS NORTH 0°52'35" EAST 646 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, COUNTY OF SALT LAKE, STATE OF UTAH, AND RUNNING THENCE NORTH 89°19'26" EAST 135 FEET; THENCE NORTH 55°29' EAST 172 FEET TO THE PROPERTY OF F. LAMAR CHRISTENSEN AND BEULAH CHRISTENSEN, HIS WIFE; THENCE ALONG THAT PROPERTY LINE NORTH 29°10'36" WEST 124 FEET TO THE CORNER THEREOF KNOWN AS THE "MCGHIE CANAL POINT"; THENCE SOUTH 69°17'14" WEST 213 FEET; THENCE SOUTH 89°19'26" WEST 12.5 FEET; THENCE SOUTH 0°52'35" WEST 144 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY FOR INGRESS AND EGRESS AS ESTABLISHED BY THAT CERTAIN QUIT CLAIM DEED RECORDED OCTOBER 16, 1974, AS ENTRY NO. 2658883, IN BOOK 3703, AT PAGE 439 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°52'35" EAST 790 FEET; THENCE NORTH 89°19'26" EAST 12.5 FEET; THENCE SOUTH 0°52'35" WEST 790 FEET; THENCE WEST 12.5 FEET TO THE POINT OF BEGINNING.