

14442484 B: 11604 P: 5122 Total Pages: 2  
09/29/2025 02:43 PM By: EMehanovic 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. 11176-503F

Parcel No. 22-10-204-008

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 (Line of Credit) executed by Amanda Vasquez, as trustor(s), in which American United FCU is named as beneficiary, and Monument Title Insurance is appointed trustee, and filed for record on October 4, 2022, and recorded as Entry No. 14024815, in Book 11377, at Page 256, 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 28, 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 29 day of September, 2025.

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



By: Marlon L. Bates

Its: Supervising Partner

STATE OF UTAH

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: ss

COUNTY OF SALT LAKE

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The foregoing instrument was acknowledged before me this 29 day of September, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

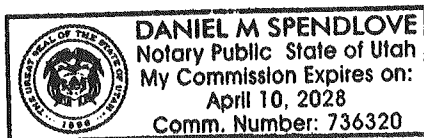
  
NOTARY PUBLIC

EXHIBIT "A"

UNIT NO. 7A, CONTAINED WITHIN THE MIDLAND COURT CONDOMINIUMS, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP IN SALT LAKE COUNTY, AS ENTRY NO. 3356945, IN BOOK 79-10, AT PAGE 340 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON JANUARY 08, 1980 IN SALT LAKE COUNTY, AS ENTRY NO. 3386129 IN BOOK 5021 AT PAGE 717 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.) TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES. B) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS APPURTENANT TO SAID UNIT, WHICH SAID LIMITED COMMON AREAS INCLUDE (WITHOUT LIMITATION) CARPORT NOS. 7A AND SA. TOGETHER WITH A RIGHT OF WAY FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF AN OLD FENCE LINE AT THE NORTHEASTERLY LINE OF HARPER STREET, SAID POINT BEING NORTH 1382.42 FEET AND EAST 475.94 FEET MORE OR LESS, FROM THE CENTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 61 DEGREES 40'38" EAST 78.40 FEET; THENCE NORTH 49 DEGREES 29'00" EAST 29.21 FEET; THENCE ON A 38.45 FOOT RADIAL CURVE TO THE LEFT (CHORD BEARING NORTH 20 DEGREES 41'00" EAST) 38.65 FEET; THENCE NORTH 8 DEGREES 07'00" WEST 67.18 FEET; THENCE NORTH 50 DEGREES 10'00" EAST 77.24 FEET; THENCE NORTH 49 DEGREES 57'00" EAST 3.52 FEET; THENCE SOUTH 64 DEGREES 01'00" EAST 114.08 FEET; THENCE SOUTH 49 DEGREES 29'00" WEST 30 FEET; THENCE NORTH 64 DEGREES 01'00" WEST 73.98 FEET; THENCE ON A 10 FOOT RADIAL CURVE TO THE LEFT (CHORD BEARING SOUTH 83 DEGREES 04'30" WEST) 11.49 FEET; THENCE SOUTH 50 DEGREES 10'00" WEST 28.79 FEET; THENCE ALONG A 23.61 FOOT RADIAL CURVE TO THE LEFT (CHORD BEARING SOUTH 21 DEGREES 01'30" WEST) 24.02 FEET; THENCE SOUTH 8 DEGREES 07'00" EAST 74.90 FEET; THENCE SOUTH 49 DEGREES 29'00" WEST 142.18 FEET; THENCE NORTH 41 DEGREES 15'00" WEST 23.93 FEET; THENCE SOUTH 54 DEGREES 18'20" WEST 41.95 FEET; THENCE NORTH 64 DEGREES 04'30" WEST 3 FEET; THENCE NORTH 27 DEGREES 20'50" EAST 46.04 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A RIGHT OF WAY AND EASEMENT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SOUTH 41 DEGREES 15'00" EAST 17.58 FEET FROM THE NORTHWEST CORNER OF AN OLD FENCE LINE AT THE NORTHEASTERLY LINE OF HARPER STREET SAID FENCE CORNER BEING NORTH 1381.42 FEET AND EAST 475.94 FEET, MORE OR LESS, FROM THE CENTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 49 DEGREES 29'00" EAST 422.23 FEET; THENCE SOUTH 41 DEGREES 15'00" EAST 10 FEET TO AN OLD FENCE LINE; THENCE SOUTH 49 DEGREES 29'00" WEST 422.233 FEET ALONG SAID FENCE LINE TO A FENCE CORNER; THENCE NORTH 41 DEGREES 15'00" WEST 10 FEET ALONG A FENCE TO THE POINT OF BEGINNING.