

14446205 B: 11606 P: 7786 Total Pages: 1
10/06/2025 04:50 PM By: csummers 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. 67152-202F
Parcel No. 16-21-254-004

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 Patrick Garfield Mason, Lonni Erin Mason and Tracy Patrick Mason, 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 February 8, 2023, and recorded as Entry No. 14070461, in Book 11400, at Page 417, Records of Salt Lake County, Utah.

LOT 26 AND 27, BLOCK 9, IDLEWILD ADDITION ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE RECORDER, SALT LAKE COUNTY.

ALSO DESCRIBED AS LOTS 26 AND 27, BLOCK 9, IDLEWILD ADDITION, A SUBDIVISION OF PART
OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE
MERIDIAN.

TOGETHER WITH THE NORTH ONE-HALF OF A VACATED ALLEY ADJOINING ON THE SOUTH.

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 10, 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 6 day of October, 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 6 day of October, 2025, by Marlon L. Bates,
the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC

