

14453745 B: 11611 P: 1493 Total Pages: 2
10/22/2025 04:50 PM By: mpalmer 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. 51121-1990F
Parcel No. 16-08-478-001

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 executed by Eliseo R. Martinez and Irma C. Martinez, as trustor(s), in which Advanta Finance Corp. is named as beneficiary, and Associated Title Company is appointed trustee, and filed for record on April 29, 1999, and recorded as Entry No. 7338585, in Book 8272, at Page 7997, 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 April 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 22 day of October, 2025.

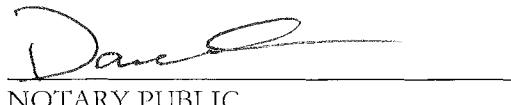
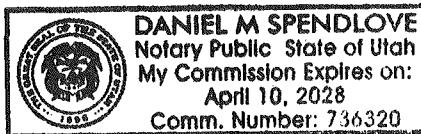
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates
Its: Supervising Partner

STATE OF UTAH)
COUNTY OF SALT LAKE)
: ss
)

The foregoing instrument was acknowledged before me this 22 day of October, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC

EXHIBIT "A"

COMMENCING AT THE NORTHWEST CORNER OF LOT 11, BLOCK 16-A, FIVE ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE SOUTH 65.1 FEET; THENCE EAST 137 FEET; THENCE NORTH 65.1 FEET; THENCE WEST 137 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11, BLOCK 16A, FIVE ACRE PLAT A, BIG FIELD SURVEY, AND RUNNING THENCE SOUTH 0 DEGREES 01 MINUTES EAST, 7.0 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF 1100 EAST STREET; THENCE NORTH 44 DEGREES 57 MINUTES 48 SECONDS EAST, 9.90 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 1300 SOUTH STREET; THENCE, SOUTH 89 DEGREES 56 MINUTES 37 SECONDS WEST, 7.0 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.