

14492099 B: 11633 P: 3493 Total Pages: 2
01/23/2026 04:37 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. 11146-1229F
Parcel 1: 34-06-253-041
Parcel 2: 34-06-253-017

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 Dien Hadrovic, as trustor(s), in which America First Federal Credit Union is named as beneficiary, and America First Federal Credit Union is appointed trustee, and filed for record on August 5, 2022, and recorded as Entry No. 13996652, in Book 11362, at Page 5404, 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 30, 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 23 day of January, 2026.

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 23 day of January, 2026, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

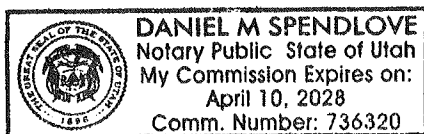

NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1:

COMMENCING 423.50 FEET EAST FROM THE CENTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 75 FEET; THENCE NORTH 173.25 FEET; THENCE WEST 75 FEET; THENCE SOUTH 173.25 FEET TO BEGINNING.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF 13800 SOUTH STREET.

ALSO LESS AND EXCEPTING THAT PORTION OF GROUND CONVEYED TO DRAPER CITY, BY DEED OF DEDICATION AND ACCEPTANCE DOCUMENT RECORDED APRIL 08, 2019 AS ENTRY NO. 12964114 IN BOOK 10767 AT PAGE 8319 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°59'57" WEST 2143.74 FEET TO THE POINT OF BEGINNING; THENCE WEST 75.00 FEET; THENCE NORTH 33.04 FEET; THENCE NORTH 89°59'57" EAST 75.00 FEET; THENCE SOUTH 33.04 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCING 498.5 FEET EAST FROM THE CENTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 10 FEET; THENCE NORTH 10.5 RODS, THENCE WEST 10 FEET; THENCE SOUTH 10.5 RODS TO BEGINNING.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF 13800 SOUTH STREET.