

E 170218 B 426 P 1216
Date 03-Nov-2025 03:33PM
Fee: \$40.00 ACH
Filed By: JLM
SHAUN ROSE, Recorder
MORGAN COUNTY
For: SCALLEY READING BATES HA
Recorded Electronically by Simplifile

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. 51121-1934F
Parcel No. 00-0058-3862

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 Kirk A. Miller and Heidi A. Miller, as trustor(s), in which Washington Mutual Bank, FA is named as beneficiary, and First American Title Company is appointed trustee, and filed for record on November 7, 2007, and recorded as Entry No. 110028, in Book 256, at Page 78, Records of Morgan County, Utah.

LOT 61, TRAPPER'S POINTE P.R.U.D., PLAT B, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE MORGAN COUNTY RECORDER'S OFFICE.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the June 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.

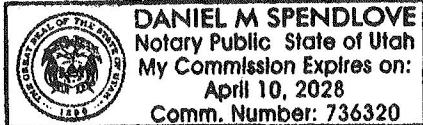
DATED this 3rd day of November, 2025.

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 3RD day of November, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



Danl
NOTARY PUBLIC