

Notice of Default Page 1 of 1

Gary Christensen Washington County Recorder
 12/02/2024 04:06:17 PM Fee \$40.00 By SCALLEY
 READING BATES HANSEN & RASMUSSEN, P.C.

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. 27050-684F
 Parcel No. LV-28-A

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the RESPA Deed of Trust executed by Jeremy Peer and Linda Moore, as joint tenants as trustor(s), in which Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mountain America Federal Credit Union, its successors and assigns is named as beneficiary, and Southern Utah Title Company is appointed trustee, and filed for record on November 22, 2017, and recorded as Entry No. 20170047523, Records of Washington County, Utah.

BEGINNING AT A POINT IN THE WEST RIGHT OF WAY LINE OF 60 EAST STREET, A LA VERKIN CITY STREET, SAID POINT BEING NORTH 00°15'15" WEST 113.00 FEET FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 9, LA VERKIN TOWN SITE RE-SURVEY, AND RUNNING THENCE NORTH 00°15'15" WEST 85.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 9; THENCE SOUTH 89°46'00" WEST 118.00 FEET ALONG NORTH LINE OF SAID LOT 1, BLOCK 9; THENCE SOUTH 00°15'15" EAST 85.00 FEET; THENCE NORTH 89°46'00" EAST 118.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID 60 EAST STREET AND THE POINT OF BEGINNING.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the July 1, 2024 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 2 day of December, 2024.

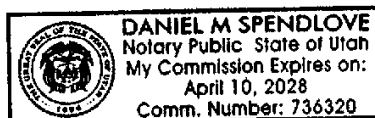
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates
 Its: Supervising Partner

STATE OF UTAH)
) ss
 COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 2 day of December, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.




 NOTARY PUBLIC