

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 665F

Parcel No. 59-037-0085

ENT 27760:2024 PG 1 of 1

**ANDREA ALLEN**

**UTAH COUNTY RECORDER**

2024 Apr 30 01:32 PM FEE 40.00 BY TM

RECORDED FOR Scalley Reading Bates Hanse

ELECTRONICALLY RECORDED

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 William Jed Hilton, a married man 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 Inwest Title Services Inc. is appointed trustee, and filed for record on September 15, 2021, and recorded as Entry No. 160147:2021, Records of Utah County, Utah.

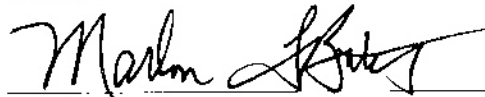
COMMENCING AT A POINT IN A FENCE CORNER WHICH POINT IS SOUTH 215.91 FEET AND EAST 0.72 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°30'16" WEST TO A POINT IN THE EAST RIGHT OF WAY LINE OF STATE ROAD U 73, 283.41 FEET; THENCE ALONG THE EAST SIDE OF SAID ROAD SOUTH 0°57'52" WEST 100.00 FEET; THENCE SOUTH 88°30'16" EAST 283.073 FEET; THENCE NORTH 01°09'27" EAST 99.997 FEET TO THE POINT OF BEGINNING.

SITUATE IN UTAH COUNTY, STATE OF UTAH.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the December 1, 2023 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 30 day of April, 2024.

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



By: Marlon L. Bates

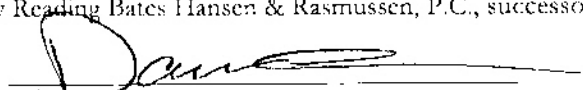
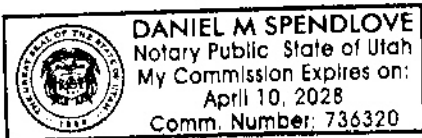
Its: Supervising Partner

STATE OF UTAH )

: ss

COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 30 day of April, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

  
NOTARY PUBLIC