

ENT 29269:2025 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Apr 23 12:41 PM FEE 40.00 BY MG  
RECORDED FOR Scalley Reading Bates Hanse  
ELECTRONICALLY RECORDED

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. 51121-1983F  
Parcel No. 51-238-0034

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 Brian Kunz, as trustor(s), in which JPMorgan Chase Bank, N.A. is named as beneficiary, and JPMorgan Chase Bank, N.A. is appointed trustee, and filed for record on March 30, 2020, and recorded as Entry No. 40587:2020, Records of Utah 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 June 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 23 day of April, 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 23 day of April, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

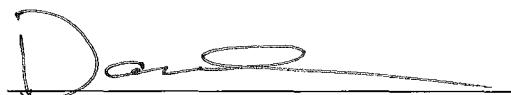
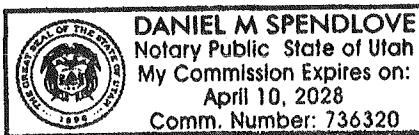
  
NOTARY PUBLIC

EXHIBIT "A"

LOT 17, PLAT "B", THE RANCH AT WESTFIELD PARK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER, UTAH COUNTY, STATE OF UTAH.

LESS AND EXCEPTING THEREFROM THE FOLLOWING: A PORTION OF LOT 17, PLAT "B", THE RANCH AT WESTFIELD PARK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER, UTAH COUNTY, STATE OF UTAH DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 18, PLAT "B", THE RANCH AT WESTFIELD PARK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER, UTAH COUNTY, STATE OF UTAH, ON JULY 5, 1994, AS ENTRY NO. 55073, SAID POINT BEING 490.74 FEET NORTH  $00^{\circ}01'35''$  EAST AND 180.89 FEET EAST OF THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH  $43^{\circ}53'38''$  WEST 360.08 FEET; THENCE NORTH  $40^{\circ}04'42''$  EAST 352.19 FEET; THENCE 25.00 FEET ALONG A 227.00 FOOT RADIUS CURVE TO THE LEFT(CHORD BEARING SOUTH  $66^{\circ}24'35''$  EAST 24.99 FEET), TO THE POINT OF BEGINNING.