

W3357507

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.)

SW

Trustee No. 31131-01

Parcel No. 11-010-0023

DS

NOTICE OF DEFAULT

E# 3357507 PG 1 OF 1
B. Rahimzadegan, WEBER COUNTY RECORDER
10-Feb-25 0423 PM FEE \$40.00 DEP SD
REC FOR: SCALLEY READING BATES HANSEN & RASI
ELECTRONICALLY RECORDED

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Trust Deed with Assignment of Rents executed by Antonio Rueda, as trustor(s), in which Equity Trust Company FBO Eileen Parker IRA is named as beneficiary, and Meridian Title Company is appointed trustee, and filed for record on August 30, 2024, and recorded as Entry No. 3338297, Records of Weber County, Utah.

LOT 2, BLOCK 9, EYRIE MEADOW SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the October 1, 2024 monthly installment and all subsequent installments thereafter as required by the Note. Additionally, trustor failed to maintain insurance on the on said property. 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 10 day of February, 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

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The foregoing instrument was acknowledged before me this <u>O</u> day of February, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

DANIEL M SPENDLOVE
Notary Public State of Utah
My Commission Expires on:
April 10, 2028
Comm. Number: 736320

NOTARY PUBLIC