



W3361455

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. 25065-237F
Parcel No. 25-016-0020

E# 3361455 PG 1 OF 1
B. Rahimzadegan, WEBER COUNTY RECORDER
17-Mar-25 0356 PM FEE \$40.00 DEP DAC
REC FOR: SCALLEY READING BATES HANSEN & RASI
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 with Assignment of Rents to Secure Equity Loan Agreement executed by Brandy R. Heiner, as trustor(s), in which Deseret First Federal Credit Union is named as beneficiary, and Deseret First Federal Credit Union is appointed trustee, and filed for record on November 09, 2018, and recorded as Entry No. 2951344, Records of Weber County, Utah.

LOT 3, BLOCK 4, PARCEL C, AMENDED PLAT, WASHINGTON TERRACE, 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 25, 2024 monthly installment and all subsequent installments thereafter as required by the Note and failed to pay the 2023 and 2024 property taxes. 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 17 day of March, 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 17 day of March, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

NOTARY PUBLIC

