



W3364448

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. 67152-162F

Parcel No. 14-071-0007

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ds NOTICE OF DEFAULT

E# 3364448 PG 1 OF 1
B. Rahimzadegan, WEBER COUNTY RECORDER
09-Apr-25 0128 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 Deed of Trust and Assignment of Leases and Rents executed by Brian Keith Hoskisson and Jennifer J. Thomas, Trustees of the Brian Keith Hoskisson and Jennifer J. Thomas Revocable Living Trust dated the 7th day of March, 2023, as trustor(s), in which Mountain America Federal Credit Union is named as beneficiary, and Mountain America Federal Credit Union is appointed trustee, and filed for record on July 28, 2023, and recorded as Entry No. 3292532, Records of Weber County, Utah.

PART OF THE SOUTHWEST QUARTER SECTION 34, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST LINE OF IOWA AVENUE, 1146 FEET SOUTH 0°58' WEST AND 368.84 FEET SOUTH 89°02' EAST FROM OGDEN CITY SURVEY MONUMENT NO. 127 AT THE INTERSECTION OF HARRISON BOULEVARD AND 30TH STREET; RUNNING THENCE SOUTH 0°58' WEST 80 FEET; THENCE SOUTH 89°02' EAST 112.5 FEET; THENCE NORTH 0°58' EAST 80 FEET; THENCE NORTH 89°02' WEST 112.5 FEET TO THE PLACE 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 October 28, 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 9 day of April, 2025.

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

By: Marlon L. Bates
Its: Supervising Partner

STATE OF UTAH

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: ss

COUNTY OF SALT LAKE

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The foregoing instrument was acknowledged before me this 9 day of April, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

NOTARY PUBLIC

