



\*W3369413\*

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. 11146-1127F

Parcel No. 15-060-0068 **PCV**

E# 3369413 PG 1 OF 1  
B. Rahimzadegan, WEBER COUNTY RECORDER  
15-May-25 0251 PM FEE \$40.00 DEP SD  
REC FOR: SCALLEY READING BATES HANSEN & RASI  
ELECTRONICALLY RECORDED

**SEC/TWN/RNG**

SW

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Trust Deed (Secures Open-End Credit Under a Revolving Credit Line) executed by Paul D. Ukena, as trustor(s), in which America First Federal Credit Union is named as beneficiary, and America First Federal Credit Union is appointed trustee, and filed for record on April 17, 2023, and recorded as Entry No. 3280064, Records of Weber County, Utah.

PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT ON THE EAST LINE OF THE COUNTY ROAD (3500 WEST STREET), SAID POINT OF BEGINNING BEING SOUTH 1163.53 FEET AND EAST 121.22 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 89°28' EAST 290.40 FEET; THENCE NORTH 6°02' EAST 150.00 FEET; THENCE NORTH 89°28' WEST 290.40 FEET TO THE EAST LINE OF THE COUNTY ROAD; THENCE SOUTH 6°02' WEST ALONG SAID EAST LINE 150.00 FEET TO THE POINT 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 November 30, 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 15 day of May, 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 15 day of May, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

NOTARY PUBLIC

