



W3381660

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. 94121-284F

Parcel No. 17-397-0016 **BT** PCV

E# **3381660** PG 1 OF 1
B. Rahimzadegan, WEBER COUNTY RECORDER
20-Aug-25 0336 PM FEE \$40.00 DEP JJT
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 executed by Ryan Holtry and Jennifer Holtry, as trustor(s), in which Wasatch Peaks Federal Credit Union is named as beneficiary, and Title Guarantee is appointed trustee, and filed for record on January 31, 2022, and recorded as Entry No. 3214386, Records of Weber County, Utah.

LOT 16, RICE CREEK COVE, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the April 18, 2025 monthly installment and all subsequent installments thereafter as required by the Note, and failed to pay the 2022, 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 20 day of August, 2025.

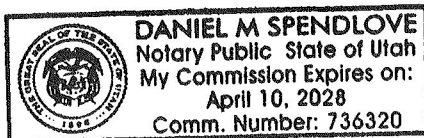
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee

By: Marlon L. Bates

Its: Supervising Partner

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 20 day of August, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC