

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. 27097-14F
Parcel No. 08-052-0027


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 Jirayer Nersisian, unmarried man as trustor(s), in which Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CrossCountry Mortgage, LLC, its successors and assigns is named as beneficiary, and Stewart Title Guaranty Company is appointed trustee, and filed for record on May 13, 2022, and recorded as Entry No. 3476726, in Book 8009, at Pages 404-418, Records of Davis County, Utah.

SEE ATTACHED EXHIBIT "A"

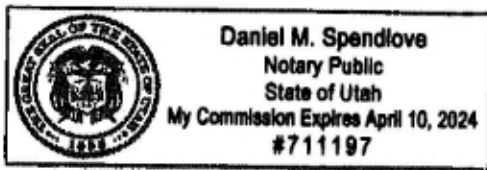
A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the February 1, 2023 monthly installment and all subsequent installments thereafter as required by the Note. Therefore, pursuant to the demand and election of the beneficiary, 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 5 day of July, 2023:

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 5 day of July, 2023, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.




NOTARY PUBLIC

EXHIBIT "A"

BEGINNING ON THE WEST LINE OF A ROAD SOUTH 87°28' WEST 530.31 FEET AND NORTH 5°45'30" WEST 574.57 FEET AND NORTH 78°10'45" WEST 34.40 FEET AND NORTH 1°32'50" EAST 77.0 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF FARMINGTON, AND RUNNING THENCE NORTH 78°45'59" WEST 112.18 FEET; THENCE NORTH 1°32'50" EAST 70.0 FEET; THENCE SOUTH 85°55'43" EAST 110.68 FEET TO THE WEST LINE OF SAID ROAD; THENCE SOUTH 1°32'50" WEST 84.0 FEET TO THE POINT OF BEGINNING.