

E 3581989 B 8557 P 551-552
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/06/2024 03:03:18 PM
FEE: \$40.00 Pgs: 2
DEP eCASH REC'D FOR: SCALLEY READING
BATES HANSEN & RASMUSSEN, P.C.

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. 67152-113F
Parcel No. 07-205-0132

NOTICE OF DEFAULT

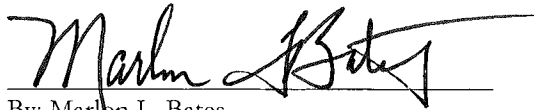
NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust to Secure Home Equity Line of Credit Agreement executed by Dustin Carl Delight, as trustor(s), in which Mountain America Federal Credit Union is named as beneficiary, and Mountain America Federal Credit Union is appointed trustee, and filed for record on June 9, 2023, and recorded as Entry No. 3532092, in Book 8273, at Page 1308, 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 29, 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 6 day of August, 2024.

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 6 day of August, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC

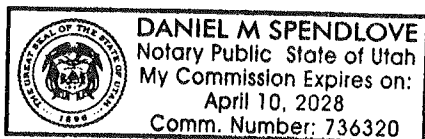


EXHIBIT "A"

LOT 104, CREEKSIDE ESTATES P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

ALSO: BEGINNING AT A POINT WHICH IS SOUTH 84°37'31" WEST 4.52 FEET FROM THE NORTHWEST CORNER OF LOT 104, CREEKSIDE ESTATES PUD, SAID POINT BEGINNING IS ALSO SOUTH 234.30 FEET AND WEST 1283.84 FEET AND SOUTH 02°03' WEST 259.69 FEET FROM THE CENTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 02°03' WEST 4.31 FEET ALONG THE EAST LINE OF A 20 FOOT WIDE LANE; THENCE SOUTH 12°00' WEST 103.17 FEET ALONG THE EAST LINE OF SAID LANE; THENCE NORTH 73°54'18" WEST 20.05 FEET TO THE WEST LINE OF SAID LANE; THENCE NORTH 12°00' EAST 99.96 FEET ALONG THE WEST LINE OF SAID LANE; THENCE NORTH 84°37'31" EAST 20.21 FEET TO THE POINT OF BEGINNING.