

E 3584636 B 8572 P 528-529
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/27/2024 02:55:33 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. 67152-116F
Parcel No. 06-032-0143

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 Amy S. Jensen, 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 April 24, 2020, and recorded as Entry No. 3245686, in Book 7499, at Page 2360, 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 27 day of August, 2024.

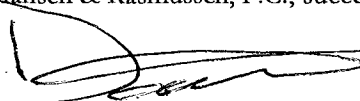
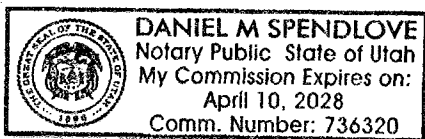
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates
Its: Supervising Partner

STATE OF UTAH)
) : ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 27 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"

BEGINNING ON THE WEST LINE OF STREET AT A POINT SOUTH 0 DEGREES 17'17" EAST 206.83 FEET ALONG THE MONUMENT LINE AND SOUTH 89 DEGREES 42'43" WEST 33.00 FEET FROM THE MONUMENT MARKING THE MONUMENT LINE INTERSECTION OF 1100 WEST AND 400 NORTH STREETS, SAID MONUMENT BEING SOUTH 0 DEGREES 01'04" WEST, 2257.75 FEET ALONG THE SECTION LINE AND SOUTH 89 DEGREES 50'12" WEST 257.16 FEET FROM THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS DAVIS COUNTY TOWNSHIP REFERENCE PLAT DATED SEPTEMBER 28, 1972) AND RUNNING THENCE SOUTH 89 DEGREES 42'43" WEST 220.00 FEET, THENCE SOUTH 0 DEGREES 17'17" EAST 100.00 FEET; THENCE NORTH 89 DEGREES 42'43" EAST 220.00 FEET TO SAID WEST LINE, THENCE NORTH 00 DEGREES 17'17" WEST 100.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED OCTOBER 10, 2017 AS ENTRY NO. 3050578 IN BOOK 6867 AT PAGE 800 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED BY AMY S. JENSEN, AN UNMARRIED WOMAN TO DESERT HARBOR, LLC, A UTAH LIMITED LIABILITY COMPANY BY DEED RECORDED OCTOBER 10, 2017 IN ENTRY NO. 3050579 IN BOOK 6867 AT PAGE 811 OF OFFICIAL RECORDS WITH CORRECTION AFFIDAVIT RECORDED ON OCTOBER 23, 2017 AS ENTRY NO. 3053469 IN BOOK 6876 AT PAGE 1560 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF GRANTOR'S PROPERTY BEING AN ANGLE POINT IN THE EAST LINE OF LOT 2 OF SKIDDY SUBDIVISION LOCATED 206.83 FEET SOUTH 0°16'24" EAST ALONG THE MONUMENT LINE OF 1100 WEST STREET AND 253.00 FEET SOUTH 89°43'36" WEST FROM THE CENTERLINE MONUMENT AT THE INTERSECTION OF 400 NORTH STREET AND 1100 WEST STREET SAID MONUMENT BEING DESCRIBED OF RECORD AS BEING SOUTH 0°01'16" WEST 2258.07 FEET ALONG THE SECTION LINE AND SOUTH 89°54'05" WEST 257.60 FEET FROM THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN DAVIS COUNTY UTAH; AND RUNNING THENCE NORTH 89°43'36" EAST 40.00 FEET ALONG THE SOUTH LINE OF LOT 1 OF SAID SUBDIVISION; THENCE SOUTH 0°16'24" EAST 110.00 FEET ALONG A LINE MORE OR LESS MONUMENTED ON THE GROUND BY AN EXISTING FENCE TO AN EXISTING BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 652774 IN BOOK 961, AT PAGE 245 OF DAVIS COUNTY RECORDS; THENCE SOUTH 89°43'36" WEST 40.00 FEET ALONG SAID BOUNDARY LINE TO THE PROJECTION OF THE EAST LINE OF LOT 2 OF SAID SUBDIVISION; THENCE NORTH 0°16'24" WEST 110.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.