

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. 27050-647F  
Parcel No. 1-51-7

**eRecording: # 00435594 B: 0822 P: 0257**  
09/22/2023 01:53 PM Notice of Default  
Page: 1 of 1  
Fee: \$40.00 By: SCALLEY READING BATES HANSEN & RAS  
Jason Monroe, Sevier County, Utah Recorder

NOTICE OF DEFAULT

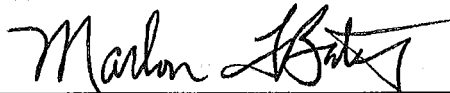
NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the RESPA Deed of Trust executed by Patricia A. Turner, an unmarried woman as trustor(s), in which Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mountain America Federal Credit Union, its successors and assigns is named as beneficiary, and First American Title Insurance Company is appointed trustee, and filed for record on April 17, 2015, and recorded as Entry No. 388482, in Book 701, at Page 1578, Records of Sevier County, Utah.

BEGINNING 79.5 FEET EAST OF THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, PLAT "E", RICHFIELD CITY SURVEY, RUNNING THENCE NORTH 114.5 FEET; THENCE EAST 70 FEET; THENCE SOUTH 114.5 FEET; THENCE WEST 70 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 May 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 22 day of September, 2023.

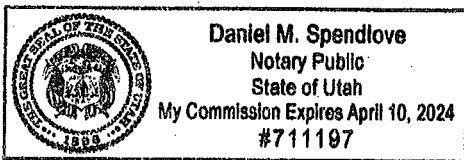
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates  
Its: Supervising Partner

STATE OF UTAH )  
 ) ss  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 22 day of September, 2023, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

  
NOTARY PUBLIC