

ENT 45483 : 2025 PG 1 of 1
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Jun 18 03:58 PM FEE 40.00 BY AC
RECORDED FOR Scalley Reading Bates Hanse
ELECTRONICALLY RECORDED

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. 53075-237
Parcel No. 11-054-0010

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Short Form Open-End Deed of Trust in which Caleb R. Mumford, married, is identified as borrower(s), in which KeyBank National Association is identified as beneficiary, and KeyBank National Association is appointed trustee, with an original amount of \$274,000.00, and filed for record on September 12, 2013, and recorded as Entry No. 87211:2013, Records of Utah County, Utah.

COMMENCING AT A POINT NORTH 857.93 FEET AND EAST 2666.49 FEET (BASED ON UTAH STATE COORDINATE SYSTEM, CENTRAL ZONE) FROM THE WEST ONE-QUARTER CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00 DEGREES 34'17" EAST ALONG A FENCE LINE 136.03 FEET; THENCE NORTH 89 DEGREES 56' 56" EAST 780.06 FEET; THENCE SOUTH 21 DEGREES 16'49" EAST ALONG A FENCE LINE 145.94 FEET; THENCE SOUTH 89 DEGREES 56'56" WEST 834.39 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 February 1, 2025 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.

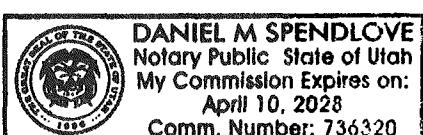
DATED this 18 day of June, 2025.

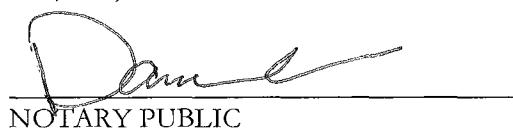
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee

By: Mitchell T. Brooks
Its: Partner

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

The foregoing instrument was acknowledged before me this 18 day of June, 2025, by Mitchell T. Brooks, a Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.




NOTARY PUBLIC