Ent 553137 Bk 1497 Pg 551 - 551 MARCY M. MURRAY, Recorder WASATCH COUNTY CORPORATION 2024 Dec 02 01:58PM Fee: \$40.00 CO For: Scalley Reading Bates Hansen & Rasmu 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. 92069-367F Parcel No. 00-0021-7514

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Construction Deed of Trust executed by Michael C. Miller, as trustor(s), in which University First Federal Credit Union is named as beneficiary, and University First Federal Credit Union is appointed trustee, and filed for record on March 28, 2023, and recorded as Entry No. 530933, in Book 1437, at Page 1713, Records of Wasatch County, Utah.

LOT 89, OLD MILL VILLAGE TOWNHOMES, A PART OF OVERALL PLAT AS DEPICTED ON PAGE 2 RECORDED ON MAY 20, 2022 AS ENTRY NO. 519822 IN THE OFFICE OF THE WASATCH COUNTY RECORDER, UTAH.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the November 1, 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 November, 2024.

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

trustee

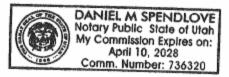
Bv: Marlon L. Bates Its: Supervising Partner

STATE OF UTAH

: 88

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 27 day of November, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC