Ent 553146 Bk 1497 Pg 565 - 565
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2024 Dec 02 02:16PM 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. 92069-374F
Parcel No. 00-0021-7518

# 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 June 8, 2023, and recorded as Entry No. 533206, in Book 1443, at Page 1381, Records of Wasatch County, Utah.

LOT 96, 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

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

NOTARY PUBLIC

DANIEL M SPENDLOVE
Notary Public State of Utah
My Commission Expires on:
April 10, 2028
Comm. Number: 736320