

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. 67152-52F
Parcel No. 49-677-0008

ENT 62369:2025 PG 1 of 1
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Aug 18 04:30 PM FEE 40.00 BY KC
RECORDED FOR Scalley Reading Bates Hanse
ELECTRONICALLY RECORDED

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 Armando Mendoza-Fuentes, 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 May 2, 2022, and recorded as Entry No. 54503:2022, Records of Utah County, Utah.

LOT 11108, CONTAINED WITHIN THE PRESERVE PLAT 11-1 AT THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 11, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN UTAH COUNTY, UTAH, ON AUGUST 24, 2007, AS ENTRY NO. 124953:2007, AND IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED FEBRUARY 13, 2006, AS ENTRY NO. 17294:2006 (AS SAID MAP AND DECLARATION MAY HERETOFORE BE AMENDED AND/OR SUPPLEMENTED).

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 31, 2025 monthly installment and all subsequent installments thereafter as required by the Note. Additionally, the trustor(s) failed to pay the entire principal balance and all accrued interest and other charges on or before July 19, 2025, as required by written demand mailed on May 19, 2025. 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. The entire principal balance and all accrued interest and other charges, costs, taxes and assessments must be paid in full within three months of the recording of this notice to cure the default.

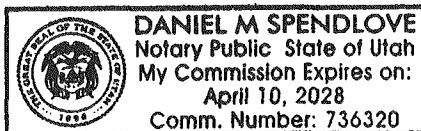
DATED this 18 day of August, 2025.

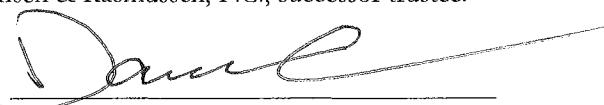
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee


By: Marlon L. Bates
Its: Supervising Partner

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

The foregoing instrument was acknowledged before me this 18 day of August, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.




NOTARY PUBLIC