

Jeffery Smith
Utah County Recorder

2020 Feb 21 03:30 PM FEE 40.00 BY CS

RECORDED FOR Scalley Reading Bates Hansen & Rasmussen, P.C.
ELECTRONICALLY RECORDED

Electronically Recorded For:

Marlon L. Bates
SCALLEY READING BATES
HANSEN & RASMUSSEN, P.C.
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. 51121-1055 F
Parcel No. 66-084-0202

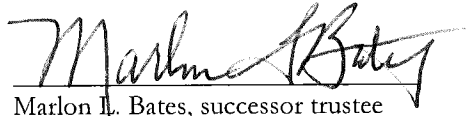
NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Marlon L. Bates, successor trustee, that a default has occurred under the Deed of Trust executed by Leslie D. Phenald, as trustor(s), in which Mortgage Electronic Registration Systems, Inc. as Nominee for MetLife Home Loans, a division of MetLife Bank, N.A., its successors and assigns is named as beneficiary, and Richland Title Insurance Agency is appointed trustee, and filed for record on July 22, 2010, and recorded as Entry No. 60824:2010, Records of Utah County, Utah.

LOT 202, PLAT TWO-A, SILVER LAKE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the October 1, 2018 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 21 day of February, 2020.


Marlon L. Bates, successor trustee

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

The foregoing instrument was acknowledged before me this 21 day of February, 2020, by Marlon L. Bates, successor trustee.


NOTARY PUBLIC

