

13420918
10/8/2020 11:25:00 AM \$40.00
Book - 11035 Pg - 2019
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SCALLEY & READING BATES HANSEN
BY: eCASH, DEPUTY - EF 1 P.

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. 11146-668F
Parcel No. 15-32-327-019

NOTICE OF DEFAULT

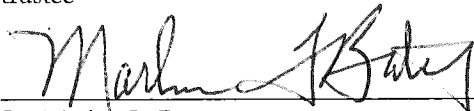
NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Trust Deed executed by Roger Dee Herzog and Traci Herzog, as trustor(s), in which America First Federal Credit Union is named as beneficiary, and America First Federal Credit Union is appointed trustee, and filed for record on November 24, 2009, and recorded as Entry No. 10845731, in Book 9782, at Page 7726, Records of Salt Lake County, Utah.

ALL OF LOT 82, COLONY NORTH, ACCORDING TO THE OFFICIAL PLAT THEREOF OF FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE. EXCEPTING: BEGINNING AT A POINT THAT IS WEST 29.50 FEET FROM THE SOUTHEAST CORNER OF LOT 81; THENCE SOUTH 4.30 FEET; THENCE WEST 35 FEET; THENCE NORTH 4.30 FEET; THENCE EAST 35 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 April 30, 2019 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 7th day of October, 2020.

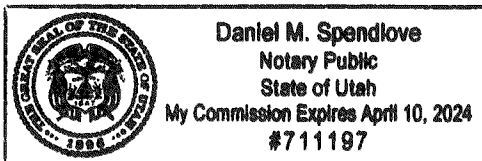
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates
Its: Supervising Partner

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

The foregoing instrument was acknowledged before me this 7th day of October, 2020, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.


NOTARY PUBLIC