

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. 53075-280F
Parcel No. 16-30-403-040

13959420 B: 11342 P: 8444 Total Pages: 1
05/26/2022 04:57 PM By: jlucas Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SCALLEY READING BATES HANSEN & RASMUSSEN, P.C.
15 W SOUTH TEMPLE, STE 600 SALT LAKE CITY, UT 84101

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Home Equity Line Deed of Trust in which Nicolas Cazares, is identified as borrower(s), and Nicolas Cazares and Raul Alvarado, are identified as grantor(s), in which KeyBank National Association is identified as beneficiary, and KeyBank National Association is appointed trustee, with an original amount of \$59,000.00, and filed for record on December 11, 2006, and recorded as Entry No. 9935120, in Book 9392, at Page 3031, Records of Salt Lake County, Utah.

BEGINNING NORTH 00°18'04" WEST 109.71 FEET AND WEST 250.334 FEET AND SOUTH 89°54'41" WEST 51.706 FEET FROM THE SOUTHEAST CORNER OF LOT 3, BLOCK 31, TEN ACRE PLAT "A", BIG FIELD SURVEY; THENCE SOUTH 89°54'41" WEST 55.54 FEET, MORE OR LESS; THENCE NORTH 00°18'04" EAST 131.75 FEET, MORE OR LESS, THENCE NORTH 89°54'41" EAST 55.54 FEET, MORE OR LESS, THENCE SOUTH 00°18'04" WEST 131.75 FEET, MORE OR LESS, 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 May 11, 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 26 day of May, 2022.

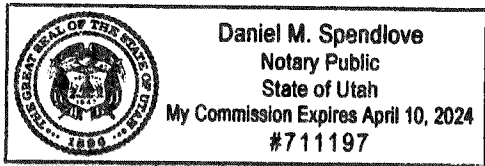
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates
Its: Supervising Partner

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

The foregoing instrument was acknowledged before me this 26 day of May, 2022, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.


NOTARY PUBLIC