

01203761 B: 2779 P: 1094

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Rhonda Francis Summit County Recorder

05/02/2023 08:32:16 AM Fee \$40.00

By SCALLEY READING BATES HANSEN & RASMUSSEN, P.  
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. 53075-291F  
Parcel No. FT-111-D

NOTICE OF DEFAULT

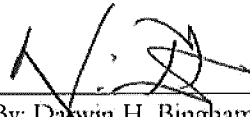
NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Home Equity Line Deed of Trust executed by Shanae Thornton and Lynn Thornton, as grantor(s), in which KeyBank National Association is named as beneficiary, and KeyBank National Association is appointed trustee, and filed for record on November 8, 2006, and recorded as Entry No. 796207, in Book 1828, at Page 1295, Records of Summit County, Utah.

BEGINNING AT A POINT ALONG THE SECTION LINE SOUTH 1849.40 FEET FROM THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING SOUTH FROM THE SAID NORTHWEST CORNER OF SECTION 34 TO THE WEST QUARTER OF SAID SECTION 34) AND RUNNING THENCE EAST 225.00 FEET; THENCE NORTH 110.00 FEET; THENCE WEST 225.00 FEET; THENCE SOUTH 110.00 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 December 12, 2022 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.

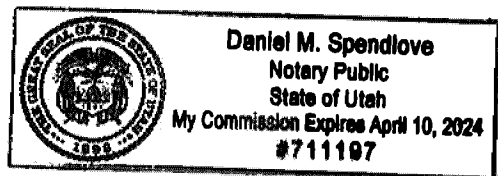
DATED this 1 day of May, 2023.

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

  
By: Darwin H. Bingham  
Its: Partner

STATE OF UTAH )  
 ) ss  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 1<sup>ST</sup> day of May, 2023, by Darwin H. Bingham, a Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



  
NOTARY PUBLIC