

Andrea Allen
Utah County Recorder

2022 Dec 21 03:54 PM FEE 46.00 BY MG
RECORDED FOR Scalley Reading Bates Hansen & Rasmussen
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. 67151-01
Parcel No. 10-002-0007

NOTICE OF DEFAULT

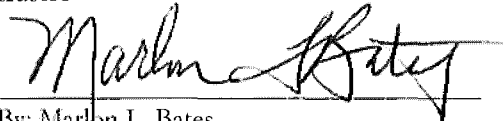
NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Trust Deed with Power of Sale and Assignment of Rents executed by Sylvia Hoyer, as trustor(s), in which James W. Moody and Cartrina Moody is named as beneficiary, and Monument Title Insurance Inc. is appointed trustee, and filed for record on September 9, 2021, and recorded as Entry No. 156996:2021, Records of Utah County, Utah.

SEE ATTACHED EXHIBIT "A"

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the November 1, 2022 monthly installment and all subsequent installments thereafter as required by the Note and failed to pay the 2022 property taxes. 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 December, 2022.

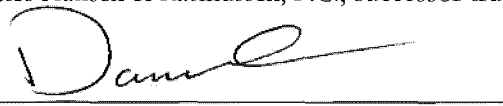
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates
Its: Supervising Partner

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

The foregoing instrument was acknowledged before me this 21 day of December, 2022, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC

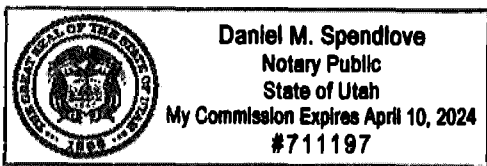


EXHIBIT "A"

PARCEL NO. 1:

THE CENTER ONE-THIRD (1/3) OF LOTS 6, 7 AND 8, BLOCK 1, PLAT "A" OF THE GOSHEN TOWNSITE SURVEY, OF WHICH THE NORTHWEST CORNER IS LOCATED 132 FEET EAST AND 110 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 2 OF THE GOSHEN TOWNSITE SURVEY; THENCE EAST 396 FEET; THENCE SOUTH 110 FEET; THENCE WEST 396 FEET; THENCE NORTH 110 FEET TO THE PLACE OF BEGINNING. TAX ID 10-002-0004

PARCEL NO. 2:

THE SOUTH ONE-THIRD (1/3) OF LOTS 6, 7 AND 8, BLOCK 1, PLAT "A", OF GOSHEN TOWNSITE SURVEY OF WHICH THE NORTHWEST CORNER IS LOCATED 132 FEET EAST AND 220 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 2 OF THE GOSHEN TOWNSITE SURVEY; THENCE EAST 396 FEET; THENCE SOUTH 110 FEET; THENCE WEST 396 FEET; THENCE NORTH 110 FEET TO THE PLACE OF BEGINNING. TAX ID 10-002-0005

PARCEL NO. 3:

THE SOUTH 2/3 OF LOTS 9 & 10, BLOCK 1, PLAT "A", GOSHEN TOWNSITE SURVEY. TAX ID 10-002-0006

SAID PARCELS HAVE NOW BEEN COMBINED AND ARE DESCRIBED AS FOLLOWS:

THE SOUTH 2/3 OF LOTS 6, 7, 8, 9, AND 10, BLOCK 1, PLAT "A" GOSHEN TOWNSITE SURVEY, OF WHICH THE NORTHWEST CORNER IS LOCATED 132.00 FEET EAST AND 110 FEET SOUTH FROM THE NORTHEAST CORNER OF BLOCK 2 OF THE GOSHEN TOWNSITE SURVEY; THENCE EAST 660.00 FEET TO THE EAST LINE AND TO THE NORTHEAST CORNER OF SAID BLOCK 1; THENCE SOUTH 220.00 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE WEST 660.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOTS 6, 7, 8, 9, AND 10 TO THE SOUTHWEST CORNER OF SAID LOT 6 AND TO THE EASTERLY LINE OF A 132.00 FOOT RIGHT-OF-WAY LINE OF 100 EAST STREET; THENCE NORTH 220.00 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.