

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. 92040-726F
Parcel No. 14-30-233-034

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust executed by Alex Sandoval, as trustor(s), in which Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Utah First Federal Credit Union, its successors and assigns is named as beneficiary, and Meridian Title Company is appointed trustee, and filed for record on July 26, 2022, and recorded as Entry No. 13990085, in Book 11359, at Page 1106, Records of Salt Lake 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 May 1, 2023 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 30 day of August, 2023.

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 30 day of August, 2023, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.


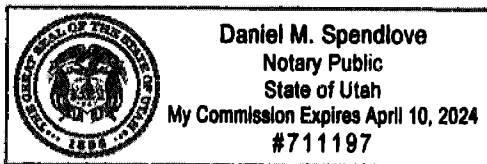

NOTARY PUBLIC

EXHIBIT "A"

BEGINNING AT A POINT 165.26 RODS WEST AND 1264.685 FEET NORTH FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE MERIDIAN, AND RUNNING THENCE NORTH 62.7 FEET; THENCE WEST 130.1 FEET TO A DIVISION FENCE; THENCE SOUTH $0^{\circ}14'$ EAST ALONG SAID DIVISION FENCE 62.7 FEET, MORE OR LESS TO A POINT DUE WEST FROM POINT OF BEGINNING, THENCE EAST 129.85 FEET MORE OR LESS TO THE POINT OF BEGINNING. BEING LOT 33 AND PART OF LOT 34, BROWNS TOWNSITE (UNRECORDED).

TOGETHER WITH A PERPETUAL RIGHT OF WAY OVER THE FOLLOWING: BEGINNING AT A POINT 163.26 RODS WEST AND 50.69 RODS NORTH FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29, AND RUNNING THENCE WEST 33 FEET; THENCE NORTH 1802.2 FEET TO THE SOUTH LINE OF COUNTY ROAD; THENCE EAST 33 FEET; THENCE SOUTH 1802.2 FEET TO THE PLACE OF BEGINNING.