

14156829 B: 11447 P: 1237 Total Pages: 2
09/26/2023 04:29 PM By: VAnguyn 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

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. 51121-1943F
Parcel No. 21-04-235-007

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 Cheryll L. Killian, as trustor(s), in which Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for EverLEND Mortgage Company, its successors and assigns is named as beneficiary, and Meridian Title is appointed trustee, and filed for record on September 16, 2019, and recorded as Entry No. 13074351, in Book 10830, at Page 8904, 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 November 1, 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 26 day of September, 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 26 day of September, 2023, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

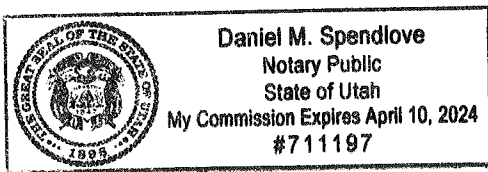

NOTARY PUBLIC

EXHIBIT "A"

LOT 5B, WATCHWOOD, P.U.D., A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH.

TOGETHER WITH AN UNDIVIDED OWNERSHIP INTEREST IN AND TO THE COMMON AREAS, ACCORDING TO AND SUBJECT TO THE ENABLING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WATCHWOOD PLANNED UNIT DEVELOPMENT FILED FOR RECORD ON OCTOBER 3, 1975, AS ENTRY NO. 2748454, IN BOOK 3988, AT PAGE 393, AND ALSO THE SUBDIVISION PLAT MAP FILED FOR RECORD ON OCTOBER 28, 1975, AS ENTRY NO. 2754907, IN BOOK 75-10, AT PAGE 168, OF THE RECORDS OF THE SALT LAKE COUNTY RECORDER.