

14166784 B: 11452 P: 3775 Total Pages: 2  
10/24/2023 01:37 PM By: tpham 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. 25065-244F  
Parcel No. 32-20-200-021  
32-20-200-019

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 Shaun K. Lindberg and Karlene S. Virga, as trustor(s), in which Deseret First Credit Union is named as beneficiary, and Meridian Title Company is appointed trustee, and filed for record on November 15, 2021, and recorded as Entry No. 13824225, in Book 11269, at Page 2431, 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 23, 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 24 day of October, 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 24 day of October, 2023, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

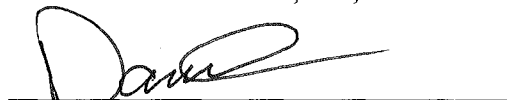
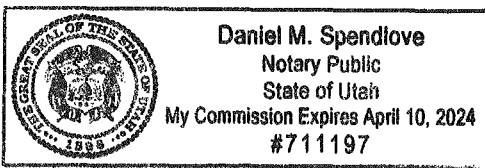
  
NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1: [32-20-200-021]

COMMENCING AT A POINT LOCATED NORTH 88°14'46" EAST 1332.333 FEET AND SOUTH 00°19'34" WEST 2444.736 FEET FROM THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°19'34" WEST A DISTANCE OF 258.403 FEET, THENCE NORTH 89°32'24" WEST A DISTANCE OF 506.281 FEET, THENCE, NORTH 41°11'53" WEST A DISTANCE OF 879.326 FEET, THENCE NORTH 68°11'07" EAST A DISTANCE OF 64.970 FEET, THENCE NORTH 78°06'45" EAST A DISTANCE OF 67.480 FEET, THENCE NORTH 67°01'33" EAST A DISTANCE OF 68.85 FEET, THENCE NORTH 38°19'20" EAST A DISTANCE OF 60.210 FEET, THENCE NORTH 19°23'24" EAST A DISTANCE OF 57.300 FEET, THENCE NORTH 10°49'27" EAST A DISTANCE OF 100.252 FEET, THENCE SOUTH 50°44'03" EAST A DISTANCE OF 1061.707 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: BEGINNING AT A POINT SOUTH 00°05'50" WEST 1,996.403 ALONG THE SECTION LINE AND SOUTH 89°54'10" EAST 234.121 FEET FROM THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 68°11'22" EAST A DISTANCE OF 23.890 FEET TO THE CENTER OF A DIRT ROAD; THENCE SOUTH 46°46'51" WEST A DISTANCE OF 22.550 FEET ALONG THE CENTER OF SAID ROAD; THENCE NORTH 41°11'38" WEST A DISTANCE OF 8.726 FEET TO THE POINT OF BEGINNING.

PARCEL 2: [32-20-200-019]

BEGINNING AT A POINT SOUTH 00°05'50" WEST 1,987.489 ALONG THE SECTION LINE AND SOUTH 89°54'10" EAST 256.286 FEET FROM THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN SAID POINT OF BEGINNING BEING LOCATED IN THE CENTER OF A DIRT ROAD AND RUNNING THENCE; NORTH 46°46'51" EAST A DISTANCE OF 40.706 FEET; THENCE NORTH 59°22'13" EAST A DISTANCE OF 69.160 FEET; THENCE NORTH 68°11'22" EAST A DISTANCE OF 64.970 FEET; THENCE NORTH 78°07'00" EAST A DISTANCE OF 52.406 FEET TO THE CENTER OF SAID ROAD AND RUNNING THENCE THE FOLLOWING 5 COURSES ALONG THE CENTER OF THE ROAD; THENCE SOUTH 38°19'35" WEST A DISTANCE OF 44.170 FEET; THENCE SOUTH 38°19'35" WEST A DISTANCE OF 9.387 FEET; THENCE SOUTH 67°01'48" WEST A DISTANCE OF 68.850 FEET; THENCE SOUTH 78°07'00" WEST A DISTANCE OF 67.480 FEET; THENCE SOUTH 68°11'22" WEST A DISTANCE OF 41.080 FEET TO THE POINT OF BEGINNING.