

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. 67152-55F
Parcel 1: 16-06-205-008
Parcel 2: 16-06-205-009

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 Neil O'Donnell Funeral Home, LLC, a Utah limited liability company, as trustor(s), in which Mountain America Federal Credit Union is named as beneficiary, and Mountain America Federal Credit Union is appointed trustee, and filed for record on April 20, 2020, and recorded as Entry No. 13247730, in Book 10930, at Page 1326, 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 August 16, 2023 monthly installment and all subsequent installments thereafter as required by the Note and failed to pay the 2021, 2022 and 2023 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 5 day of December, 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 5 day of December, 2023, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

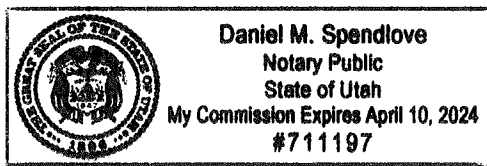

NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1:

COMMENCING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 50, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 104 1/2 FEET; THENCE SOUTH 6 RODS; THENCE SOUTH 72°00'00" WEST 3.2 RODS; THENCE SOUTH 3 RODS; THENCE EAST 35.2 FEET; THENCE NORTH 2.8 RODS; THENCE NORTH 40°47'00" EAST 0.4 RODS; THENCE EAST 7 RODS; THENCE NORTH 7 RODS TO THE PLACE OF BEGINNING.

PARCEL 2:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 50, PLAT "B", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 3 RODS; THENCE WEST 7 RODS; THENCE SOUTH 40°47'00" WEST 0.4 RODS; THENCE SOUTH 2.8 RODS; THENCE EAST 7.2 RODS TO THE PLACE OF BEGINNING.