

14215167 B: 11477 P: 3825 Total Pages: 2
03/12/2024 03:14 PM By: BGORDON 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. 92069-295F
Parcel No. 22-04-479-002

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 MSB International, LLC, as trustor(s), in which University First Federal Credit Union is named as beneficiary, and University First Federal Credit Union is appointed trustee, and filed for record on January 20, 2021, and recorded as Entry No. 13538450, in Book 11102, at Page 4009, 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 January 1, 2024 monthly installment and all subsequent installments thereafter as required by the Note and failed to pay property taxes for the years 2021, 2022 and 2023. 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 12 day of March, 2024.

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 12 day of March, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

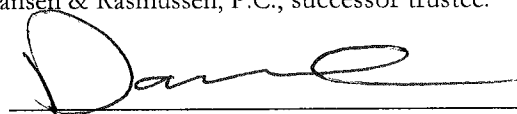
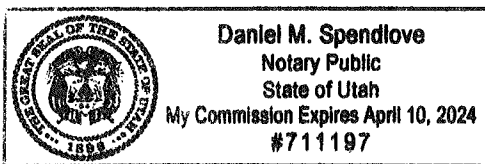

NOTARY PUBLIC

EXHIBIT "A"

BEGINNING AT A POINT IN THE CENTER OF HIGHLAND DRIVE, WEST 165 FEET AND NORTH 14 DEG, 05' WEST 717.73 FEET FROM THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 14 DEG. 05' WEST 97.53 FEET; THENCE NORTH 89 DEG. EAST 353.9 FEET; THENCE SOUTH 14 DEG. 05' EAST 97.53 FEET; THENCE SOUTH 89 DEG. WEST 353.9 FEET TO BEGINNING.

LESS AND EXCEPTING LAND CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED JULY 28, 1987 AS ENTRY NO. 4497379 IN BOOK 5945 AT PAGE 144, BEING PARTIALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF HIGHLAND DRIVE WEST 165 FEET AND NORTH 14 DEG, 05' WEST ALONG SAID CENTER LINE 717.73 FEET FROM THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 14 DEG. 05' WEST ALONG SAID CENTER LINE 97.53 FEET; THENCE NORTH 89 DEG. EAST 41.06 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHLAND DRIVE; THENCE SOUTH 14 DEG. 05' EAST ALONG SAID RIGHT OF WAY 97.53 FEET; THENCE SOUTH 89 DEG. WEST 41.06 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING LAND CONVEYED TO THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 27, 1996 AS ENTRY NO. 6516309 IN BOOK 7545 AT PAGE 1178, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING OF A HIGHWAY KNOWN AS PROJECT NO. 2082, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SW¹/₄SE¹/₄ OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 165.00 FEET WEST AND 717.73 FEET (HWY DIST 712.38 FEET) NORTH 14 DEG. 05' WEST AND 39.14 FEET NORTH 89 DEG. 00'00" EAST FROM THE SOUTHWEST CORNER OF THE EAST HALF OF THE SE ¹/₄ OF SAID SECTION 4; THENCE NORTH 14'05'00" WEST 97.53 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID TRACT; THENCE NORTH 89 DEG. 00'00" EAST 1.26 FEET ALONG THE NORTHERLY BOUNDARY LINE TO A POINT 40.00 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF SAID PROJECT; THENCE SOUTH 14 DEG. 00'23" EAST 97.50 FEET ALONG A LINE PARALLEL TO SAID PROJECT CENTERLINE TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 89 DEG. 00'00" WEST 1.15 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF SALT LAKE COUNTY.