

14346050 B: 11549 P: 8728 Total Pages: 1
02/11/2025 03:05 PM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SCALLEY READING BATES HANSEN & RASMUSSEN, P.C.
15 W SOUTH TEMPLE, STE 600SALT 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. 53075-107
 Parcel No. 14-27-405-008

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Home Equity Line Deed of Trust executed by Carlos A. Morales, husband and Emma J. Fuentes, wife, as trustor(s), in which KeyBank National Association is named as beneficiary, and KeyBank National Association is appointed trustee, and filed for record on March 28, 2007, and recorded as Entry No. 10047571, in Book 9441, at Page 1762, Records of Salt Lake County, Utah.

BEING LOT NUMBER 210 IN MEADOWGATE VILLAGE SUBDIVISION, PHASE 2 OF SALT LAKE COUNTY RECORDS.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the October 6, 2024 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 11th day of February, 2025.

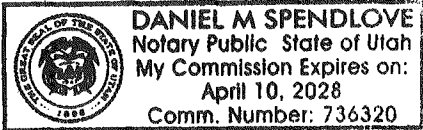
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates
 Its: Supervising Partner

STATE OF UTAH)
) : ss
 COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 11th day of February, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.




 NOTARY PUBLIC