

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. 92069-394F
Parcel No. 16-30-351-017

NOTICE OF DEFAULT

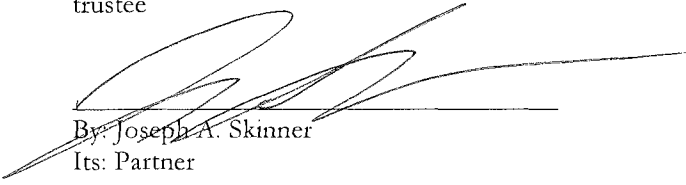
NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust executed by CTL Real Estate, L.L.C., a Utah limited liability company, as trustor(s), in which University First Federal Credit Union is named as beneficiary, and University First Federal Credit Union is appointed trustee, and filed for record on September 21, 2018, and recorded as Entry No. 12853379, in Book 10714, at Page 7054, 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, 2025 monthly installment and all subsequent installments thereafter as required by the Note and failed to pay the 2023 and 2024 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.

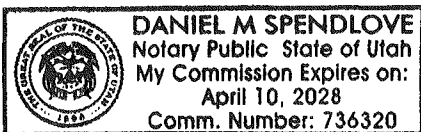
DATED this 18th day of February, 2025.

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


By: Joseph A. Skinner
Its: Partner

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 18 day of February, 2025, by Joseph A. Skinner, a Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.




NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1:

EAST 20 FEET OF LOT 8, IN BLOCK 1 OF GRANITE ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

PARCEL 2:

COMMENCING 100 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 6, BLOCK 1 OF GRANITE ADDITION, IN THE COUNTY OF SALT LAKE, STATE OF UTAH, AND RUNNING THENCE SOUTH 48.5 FEET; THENCE WEST 10 RODS; THENCE NORTH 48.5 FEET; THENCE EAST 10 RODS TO THE POINT OF COMMENCEMENT.

PARCEL 3:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 1 OF GRANITE ADDITION, IN THE COUNTY OF SALT LAKE, STATE OF UTAH, THENCE SOUTH 100 FEET; THENCE WEST 10 RODS; THENCE NORTH 100 FEET; THENCE EAST 10 RODS TO THE POINT OF BEGINNING, BEING A PORTION OF LOTS 4 AND 7, ALL OF LOTS 5 AND 6, IN BLOCK 1, GRANITE ADDITION.