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. 25065-61F

Parcel No. 53-536-0619

ENT 17453:2023 PG 1 of 1
Andrea Allen
Utah County Recorder
2023 Mar 21 04:45 PM FEE 40.00 BY KR
RECORDED FOR Scalley Reading Bates Hansen & Rasmussen, P.C
ELECTRONICALLY RECORDED

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 with Assignment of Rents to Secure Equity Loan Agreement executed by Jason L. Diediker, as trustor(s), in which Deseret First Federal Credit Union is named as beneficiary, and Deseret First Federal Credit Union is appointed trustee, and filed for record on April 25, 2017, and recorded as Entry No. 39244:2017, Records of Utah County, Utah.

LOT 619, PLAT "F", TALUS RIDGE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

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 25, 2022 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 **21** day of March, 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 21 day of March, 2023, by Marlon L. Bates,

the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

Daniel M. Spendlove Notary Public State of Utah Wy Commission Expires April 10, 2024 #711197

NOTARY PUBLIC