

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. 67152-56F
Parcel 1: 02-012-0031
Parcel 2: 02-012-0032

ENT 22176:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Apr 05 03:03 PM FEE 40.00 BY KR
RECORDED FOR Scalley Reading Bates Hanse
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, Security Agreement, and Financing Statement executed by Calvary Holdings, 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 December 18, 2013, and recorded as Entry No. 114519:2013, Records of Utah 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 entire principal balance and all accrued interest and other charges on or before January 1, 2024, 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. The entire principal balance and all accrued interest and other charges, costs, taxes and assessments must be paid in full within three months of the recording of this notice to cure the default.

DATED this 5 day of April, 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 5 day of April, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

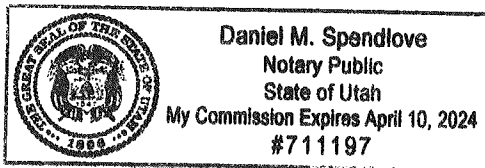

NOTARY PUBLIC

EXHIBIT "A"

BEGINNING AT A POINT IN A FENCE LINE WHICH IS LOCATED NORTH 00°14'43" EAST PARALLEL TO THE MONUMENT LINE 230.73 FEET FROM THE SOUTHEAST CORNER OF LOT 3, BLOCK 1, PLAT "A", AMERICAN FORK CITY SURVEY OF BUILDING LOTS, SAID POINT ALSO BEING LOCATED SOUTH 89°18'04" EAST ALONG THE MONUMENT LINE 388.69 FEET AND NORTH 00°41'43" EAST PARALLEL TO THE MONUMENT LINE 263.73 FEET FROM THE MONUMENT LOCATED AT THE INTERSECTION OF 200 SOUTH AND 300 EAST STREETS; THENCE NORTH 89°04'33" WEST ALONG A FENCE LINE AND EXTENSION THEREOF 190.99 FEET TO A FENCE LINE; THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG SAID FENCE: NORTH 01°06'36" EAST 145.90 FEET, NORTH 00°50'14" EAST 241.86 FEET, NORTH 89°26'43" WEST 36.00 FEET, NORTH 03°52'38" EAST 76.13 FEET AND NORTH 87°00'00" WEST 134.75 FEET TO THE RIGHT OF WAY LINE OF 300 EAST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 00°41'43" EAST 83.69 FEET TO THE RIGHT-OF-WAY LINE OF STATE ROAD 89; THENCE SOUTH 73°13'25" EAST ALONG SAID RIGHT-OF-WAY LINE 370.18 FEET; THENCE SOUTH 00°41'43" WEST PARALLEL TO MONUMENT LINE 451.01 FEET TO THE POINT OF BEGINNING.