

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. 25065-245F
Parcel No. 41-901-0048

ENT 28607:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 May 02 03:14 PM FEE 40.00 BY AC
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 executed by Gilbert Ronald Reimschuessel, as trustor(s), in which Deseret First Credit Union is named as beneficiary, and Cottonwood Title Company is appointed trustee, and filed for record on March 5, 2021, and recorded as Entry No. 42260:2021, 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 December 24, 2023 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 2 day of May, 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 2 day of May, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.


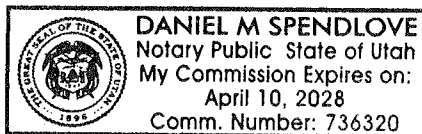

NOTARY PUBLIC

EXHIBIT "A"

ALL OF LOT 29, PLAT "A", HIDDEN CANYON, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JUNE 21, 2018 AS ENTRY NO. 58038:2018 IN THE OFFICE OF THE UTAH COUNTY RECORDER.

AND ALSO A PORTION OF LOT 93, PLAT "B", HIDDEN CANYON, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MARCH 18, 2019 AS ENTRY NO. 22008:2019 IN THE OFFICE OF THE UTAH COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON EASTERLY (FRONT) LOT CORNER OF LOT 93, PLAT "B", HIDDEN CANYON, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED MARCH 18, 2019 AS ENTRY NO. 22008:2019 IN THE OFFICE OF THE UTAH COUNTY RECORDER AND LOT 29, PLAT "A", HIDDEN CANYON, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JUNE 21, 2018 AS ENTRY NO. 58038:2018 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE NORTH 30°53'45" WEST 115.01 FEET; THENCE NORTH 27°06'40" EAST 7.23 FEET; THENCE SOUTH 30°04'24" EAST 118.85 FEET; THENCE SOUTH 59°06'15" WEST 4.42 FEET TO THE POINT OF BEGINNING.