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. 11146-993F Parcel No. 04-042-0031

> NOTICE OF DEFAULT ds PCV

E# 3342770 PG 1 0F 1 Leann H. Kilts, WEBER COUNTY RECORDER 08-Oct-24 0343 PM FEE \$40.00 DEP DAC REC FOR: SCALLEY READING BATES HANSEN & RASI ELECTRONICALLY RECORDED

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 Derrick Thomas, as trustor(s), in which America First Federal Credit Union is named as beneficiary, and America First Federal Credit Union is appointed trustee, and filed for record on March 27, 2023, and recorded as Entry No. 3277695, Records of Weber County, Utah.

PART OF LOT 12, BLOCK 10, SOUTH OGDEN SURVEY, OGDEN CITY, WEBER COUNTY, UTAH, BEGINNING AT A POINT 247.5 FEET WEST AND 200.5 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 12; AND RUNNING THENCE WEST 136 FEET; THENCE SOUTH 40 FEET; THENCE EAST 136 FEET; THENCE NORTH 40 FEET TO THE PLACE OF BEGINNING.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the April 30, 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 **8** day of October, 2024.

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

trustee

By: Marlon L. Bates Its: Supervising Partner

STATE OF UTAH

: 88

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this day of October, 2024, 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 My Commission Expires on: April 10, 2028 Comm. Number: 736320

NOTARY PUBLIC