

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. 87278-01F

Parcel 1: 12-035-0173  
12-035-0174  
12-035-0175  
Parcel 2: 12-035-0034

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 Leslie A. Payne, as trustor(s), in which Strata Trust Company Custodian FBO Garth Johnson IRA 201314488 is named as beneficiary, and Pinnacle Title Insurance Agency is appointed trustee, and filed for record on August 3, 2020, and recorded as Entry No. 112344:2020, 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 September 1, 2021, 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 26 day of May, 2023.

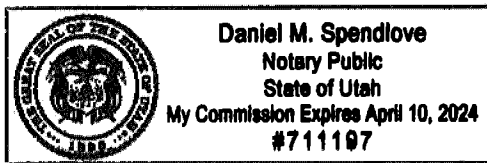
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates  
Its: Supervising Partner

STATE OF UTAH )  
 ) : ss  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 26 day of May, 2023, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

  
NOTARY PUBLIC

## EXHIBIT "A"

## PARCEL 1:

COMMENCING NORTH 1177.89 FEET AND EAST 503.1 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE WEST 952.07 FEET; THENCE NORTH 73°50'13" WEST 92.4 FEET; THENCE NORTH 313.5 FEET; THENCE EAST 1040.82 FEET; THENCE SOUTH 29.58 FEET; THENCE NORTH 88°44'27" WEST 113.7 FEET; THENCE NORTH 00°24'08" EAST 5.13 FEET; THENCE WEST 6.36 FEET; THENCE SOUTH 78.68 FEET; THENCE SOUTH 89°05'56" EAST 11.65 FEET; THENCE SOUTH 01°03'07" WEST 81.15 FEET; THENCE SOUTH 01°03'07" WEST 7.11 FEET; THENCE SOUTH 89°58'22" EAST 109.97 FEET; THENCE SOUTH 150.13 FEET TO THE POINT OF BEGINNING.

## PARCEL 2:

PARCEL #179 IN THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; COMMENCING ON THE EAST RIGHT-OF-WAY OF DENVER AND RIO GRANDE RAILROAD, 826.98 FEET SOUTH AND 1048.08 FEET NORTH 89°07' WEST FROM THE NORTHEAST CORNER OF SOUTHWEST QUARTER OF SECTION 8; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 871 FEET, MORE OR LESS; THENCE SOUTH 87°05' EAST 70.8 FEET; THENCE NORTH 42°07' WEST 68 FEET TO THE BEGINNING.