

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. 11146-786F
Parcel No. 40-499-0012

ENT37406:2023 PG 1 of 2

Andrea Allen
Utah County Recorder

2023 Jun 09 12:43 PM FEE 40.00 BY MC
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 executed by Jessica Cathleen Dalton and Sean Bret Dalton, 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 December 9, 2019, and recorded as Entry No. 130101:2019, 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 30, 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 9th day of June, 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 9th day of June, 2023, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

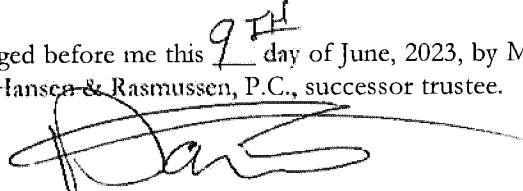
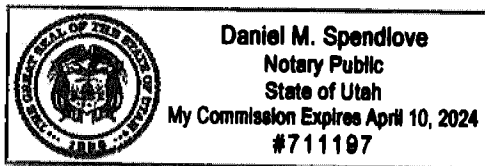

NOTARY PUBLIC

EXHIBIT "A"

LOT 3A, SHOWN ON THE RECORD OF SURVEY MAP FOR GREEN SPRING TOWNS PLAT B, AMENDING UNITS 1A THRU 14E, AND COMMON AREA OF GREEN SPRINGS TOWN PLAT FINAL PLAT, APPEARING IN THE RECORDS OF THE UTAH COUNTY RECORDER AS ENTRY NO. 126335-2016, AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPEARING AS ENTRY NO. 20150- 2016 OF THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, AS MAY BE AMENDED.