

Entry No. 474027 B: 1582 P: 1675
04/25/2024 02:47:28 PM FEE \$40.00 Pages: 2
NOTICE OF DEFAULT For FIRST AMERICAN TITLE
Chad Montgomery, Box Elder County Utah Recorder

Property Tax ID # 03-083-0057

WHEN RECORDED MAIL TO:
First American/Lenders Title
215 S State St. Ste 280
Salt Lake City, UT 84444

Recording requested by:
AMERICA FIRST FEDERAL CREDIT UNION
PO BOX 9199
OGDEN, UT 84409
9730567.5

**REQUEST FOR NOTICE OF
DEFAULT AND NOTICE OF SALE**

In accordance with Applicable State Law request is hereby made that a copy of any Notice of Default and copy of any Notice of Sale under the Trust Deed filed for record on the 30TH day of MARCH, 2020, and recorded in Book 1406, Page 0379, as Entry No. 409567 in the office of the BOX ELDER County Recorder, State of UT, executed by SAMANTHA D KAFFITZ

_____ as Trustor; in which
Mortgage Electronic Registration System, Inc., solely as nominee for SYNERGY ONE LENDING, INC
_____ is named as Beneficiary and
HERITAGE WEST TITLE INSURANCE AGENCY OF BOX ELDER as Trustee,
be mailed to **AMERICA FIRST FEDERAL CREDIT UNION Collection Department at PO Box 9199 Ogden UT 84409.**

****SEE ATTACHED LEGAL****

PROPERTY ADDRESS: 325 EAST 900 NORTH, BRIGHAM CITY, UT 84302

STATE OF Utah

COUNTY OF Weber

AMERICA FIRST FEDERAL CREDIT UNION

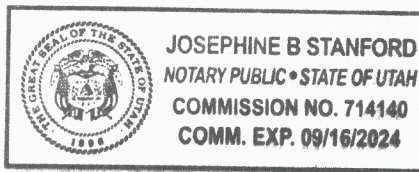
By Kaya Priest

On this 16th day of MARCH, 2024, Kaya Priest, Home Equity Processor, personally appeared before me, the undersigned, a Notary Public in said state, who being by me duly sworn, did say that he/she the said HOME EQUITY PROCESSOR of AMERICA FIRST FEDERAL CREDIT UNION, a corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or a resolution of its Board of Directors) and said Kaya Priest, Home Equity Processor acknowledged to me that said corporation executed the same.

NOTARY PUBLIC
RESIDING AT Weber

My Commission Expires: 9-16-2024

Rev 04/21



Beginning 373.725 feet East of the Southwest corner of David Rees lot (said Southwest corner being described of record as 133 rods North and 91 rods West of the Southeast corner of Section 12, Township 9 North, Range 2 West, Salt Lake Base and Meridian) in Southeast quarter of Section 12, Township 9 North, Range 2 West, Salt Lake Base and Meridian, running South 874.50 feet, thence East 124.575 feet, thence North 874.50 feet, thence West 124.575 feet to the point of beginning.

Less: that portion of said property deeded to Brigham City Corporation along South boundary line described as follows:

Beginning at a point which is West 992.10 feet and North 1330.80 feet from the Southeast corner of Section 12, Township 9 North, Range 2 West, Salt Lake Base and Meridian, (said point of beginning being North 9.08 feet from Station 15+31.28 on 900 North Construction Plans) running thence North 30.92 feet to a point which lies 40.0 feet North of Station 15+31.28, thence North 88°48' West 124.60 feet along a line which lies 40.0 feet North of the 900 North Center line to a point which lies 40 feet North of Station 14+06.70, thence South 33.59 to a point which lies 6.41 feet North of Station 14+06.70, thence East 124.58 feet to the point of beginning.