Ent 553108 Bk 1497 Pg 465 - 465
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2024 Dec 02 01:23PM Fee: $40.00 CO
For: Scalley Reading Bates Hansen & Rasmu
ELECTRONICALLY RECORDED

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. 92069-345F
Parcel No. 00-0021-7492

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Construction Deed of Trust executed by Michael C. Miller, as trustor(s), in which University First Federal Credit Union is named as beneficiary, and University First Federal Credit Union is appointed trustee, and filed for record on January 26, 2023, and recorded as Entry No. 528994, in Book 1433, at Page 401, Records of Wasatch County, Utah.

LOT 67, OLD MILL VILLAGE TOWNHOMES, A PART OF OVERALL PLAT AS DEPICTED ON PAGE 2 RECORDED ON MAY 20, 2022 AS ENTRY NO. 519822 IN THE OFFICE OF THE WASATCH COUNTY RECORDER, UTAH.

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 November 1, 2024, 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 27 day of November, 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 27 day of November, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

NOTARY PUBLIC

DANIEL M SPENDLOVE
Notary Public State of Utah
My Commission Expires on:
April 10, 2028
Comm. Number: 736320