Ent 553152 Bk 1497 Pg 590 - 590 MARCY M. MURRAY, Recorder WASATCH COUNTY CORPORATION 2024 Dec 02 02:18PM 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. 92069-379F

Parcel No. 00-0021-7526

## 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 June 8, 2023, and recorded as Entry No. 533231, in Book 1443, at Page 1499, Records of Wasatch County, Utah.

LOT 101, 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 November 1, 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 **27** day of November, 2024.

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

trustee

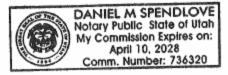
By: Marlon L. Bates Its: Supervising Partner

STATE OF UTAH

) : 88

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this Z Zday of November, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC