

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. 67152-134F
Parcel No. 02-105-0-0007 & 02-105-0-0024

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 The Venus Club, L.L.C. a Utah Limited Liability, as trustor(s), in which Mountain America Credit Union is named as beneficiary, and Mountain America Federal Credit Union is appointed trustee, and filed for record on January 31, 2020, and recorded as Entry No. 502827, Records of Tooele County, Utah.

PARCEL 1: LOTS 9 AND 10, BLOCK 140, PLAT "C" TOOELE CITY SURVEY.

PARCEL 2: LOTS 11 AND 12, BLOCK 140, PLAT "C" TOOELE CITY SURVEY.

AND ALSO: BEGINNING AT THE SOUTHWEST CORNER OF LOT 11, BLOCK 140, PLAT "C" TOOELE CITY SURVEY; RUNNING THENCE NORTH 16 1/2 FEET, THENCE EAST 20 FEET, THENCE SOUTH 16 1/2 FEET, THENCE WEST 20 FEET TO THE PLACE OF BEGINNING.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the June 29, 2024 monthly installment and all subsequent installments thereafter as required by the Note and failure to maintain property hazard insurance. 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 4 day of November, 2024.

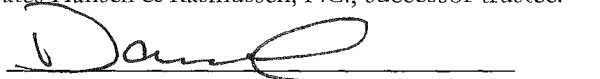
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates
Its: Supervising Partner

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

The foregoing instrument was acknowledged before me this 4 day of November, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.


NOTARY PUBLIC