

Andrea Allen
Utah County Recorder

2023 Feb 16 04:20 PM FEE 40.00 BY CS

RECORDED FOR Scalley Reading Bates Hansen & Rasmussen, P.C.
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. 67008-3849F

Parcel No. 66-116-0086

66-245-0052

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 (to Secure Home Equity Line of Credit Agreement) executed by Peter R. Grunander, as trustor(s), in which Mountain America Federal Credit Union is named as beneficiary, and Mountain America Federal Credit Union is appointed trustee, and filed for record on July 12, 2017, and recorded as Entry No. 67502:2017, 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 August 31, 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 16 day of February, 2023.

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

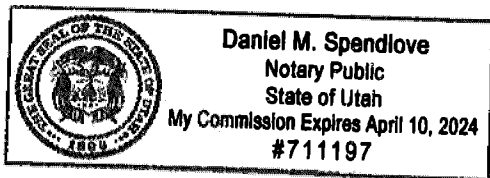


By: Marlon L. Bates

Its: Supervising Partner

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

The foregoing instrument was acknowledged before me this 16 day of February, 2023, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1: ALL OF LOT 12, PLAT "A", SUNNY RIDGE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY, AS CONVEYED IN WARRANTY DEED RECORDED SEPTEMBER 28, 2010, AS ENTRY NO. 82278:2010:

BEGINNING AT THE NORTHEAST CORNER OF LOT 12, SUNNY RIDGE PLAT "A", SAID POINT BEING WEST 1043.26 FEET AND SOUTH 1685.10 FEET FROM THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 44°43'05" WEST 153.76 FEET TO THE SOUTHEAST CORNER OF LOT 12; THENCE SOUTH 44°17'54" EAST 17.26 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 46°09'02" EAST ALONG EXISTING FENCE 25.93 FEET; THENCE SOUTH 88°03'24" EAST ALONG EXISTING FENCE 70.37 FEET; THENCE NORTH 07°59'54" WEST 10.36 FEET; THENCE NORTH 05°06'13" EAST 96.16 FEET TO THE POINT OF BEGINNING.

PARCEL 2: BEGINNING AT THE NORTHEAST CORNER OF LOT 12, SUNNY RIDGE PLAT "A", SAID POINT BEING WEST 1043.26 FEET AND SOUTH 1685.10 FEET FROM THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 44°43'05" WEST 153.76 FEET TO THE SOUTHEAST CORNER OF LOT 12; THENCE SOUTH 44°17'54" EAST 17.26 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 46°09'02" EAST ALONG EXISTING FENCE 25.93 FEET; THENCE SOUTH 88°03'24" EAST ALONG EXISTING FENCE 70.37 FEET; THENCE NORTH 07°59'54" WEST 10.36 FEET; THENCE NORTH 05°06'13" EAST 96.16 FEET TO THE POINT OF BEGINNING.