E 3115178 B 7092 P 380-381 RICHARD T. MAUGHAN DAVIS COUNTY, UTAH RECORDER 9/5/2018 12:00:00 PM FEE \$12.00 Pgs: 2 DEP eCASH REC'D FOR SCALLEY READING BA

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. 48085-08 Parcel No. 08-550-0107

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 Tailor Built Homes, LLC, a Utah limited liability company, as trustor(s), in which Ignite Funding, LLC, FBO (SEE ATTACHED EXHIBIT "A") is named as beneficiary, and Cottonwood Title is appointed trustee, and filed for record on October 26, 2017, and recorded as Entry No. 3054228, in Book 6879, at Page 854, Records of Davis County, Utah.

LOT 107, FARMINGTON BUNGALOWS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor failed to pay the entire principal balance and all accrued interest and other charges on or before April 24, 2018, had a material adverse change in its financial condition, and failed to pay the 2017 property taxes. 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 4th day of September, 2018.

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

trustee

By: Marlon L. Bates
Its: Supervising Partner

STATE OF UTAH

: ss

COUNTY OF SALT LAKE

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The foregoing instrument was acknowledged before me this $\underline{\mathcal{L}}$ day of September, 2018, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



Daniel M. Spendlove Notary Public State of Utah My Commission Expres April 10, 2020

NOTARY PUBLIC

EXHIBIT "A"

Dieringer Family Trust AS TO AN UNDIVIDED 5.89% INTEREST.

Mike Fussel, a single man as his sole and separate property AS TO AN UNDIVIDED 2.35% INTEREST.

The Isaacson Family Trust AS TO AN UNDIVIDED 11.76% INTEREST.

Preferred Trust Company Custodian FBO Patricia J Manako, IRA AS TO AN UNDIVIDED 6.56% INTEREST. Preferred Trus t Company Custodian FBO Martha H Vaughan, Roth IRA AS TO AN UNDIVIDED 2.47% INTEREST.

Togiak Investments, LLC AS TO AN UNDIVIDED 4.71% INTEREST.

Preferred Trust Company Custodian FBO Shang-Chang Lu, IRA AS TO AN UNDIVIDED 12.07% INTEREST. Preferred Trust Company, LLC Custodian FBO Martha Garcia, IRA AS TO AN UNDIVIDED 2.73% INTEREST.

Preferred Trust Company Custodian FBO Clifford V Matukonis, IRA AS TO AN UNDIVIDED 4.71% INTEREST.

Preferred Trust Company, LLC Custodian FBO Juanita Mientke, Roth IRA AS TO AN UNDIVIDED 3.46% INTEREST.

Preferred Trust Company Custodian FBO Gary L. Hahn, IRA AS TO AN UNDIVIDED 2.35% INTEREST.

Preferred Trust Company, LLC Custodian FBO Jeffrey B Minnix, IRA AS TO AN UNDIVIDED 3.55% INTEREST

Preferred Trust Company, LLC AS TO AN UNDIVIDED 37.39% INTEREST.