12842811
9/5/2018 11:51:00 AM $10.00
Book - 10709 Pg - 5383
ADAM GARDINER
Recorder, Salt Lake County, UT
SCALLEY & READING BATES HANSEN
BY: eCASH, DEPUTY - EF 1 P.

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. 48085-09
Parcel No. 28-31-330-035

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 Preferred Trust Company, LLC, is named as beneficiary, and Cottonwood Title is appointed trustee, and filed for record on November 9, 2017, and recorded as Entry No. 12655939, in Book 10618, at Page 2140, Records of Salt Lake County, Utah.

LOT 302, PALOMINO POINT PHASE 3 SUBDIVISION, AMENDING A PORTION OF PARCEL A OF PALOMINO POINT PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

TOGETHER WITH AN EASEMENT OF USE AND ENJOYMENT IN AND TO THE COMMON AREA AND FACILITIES, INCLUDING BUT NOT LIMITED TO ROADWAYS AND ACCESS WAYS APPURTENANT TO SAID LOT, AS PROVIDED FOR IN THE DECLARATION OF PALOMINO POINT.

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 May 8, 2018 and had a material adverse change in its financial condition. 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)

The foregoing instrument was acknowledged before me this 4 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 Expires April 10, 2020
#687606

NOTARY PUBLIC