



W2951733

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. 48085-24
Parcel No. 12-047-0027

E# 2951733 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
13-Nov-18 0817 AM FEE \$16.00 DEP DA
REC FOR: SCALLEY READING BATES HANSEN & RA
ELECTRONICALLY RECORDED

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 Caldwell Investments, LLC, as trustor(s), in which Ignite Funding, LLC, FBO (SEE ATTACHED EXHIBIT "A"), is named as beneficiary, and Real Advantage Title Insurance Agency is appointed trustee, and filed for record on December 13, 2017, and recorded as Entry No. 2895050, Records of Weber County, Utah.

SEE ATTACHED EXHIBIT "B"

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the entire principal balance and all accrued interest and other charges on or before June 11, 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 9 day of November, 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 9 day of November, 2018, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

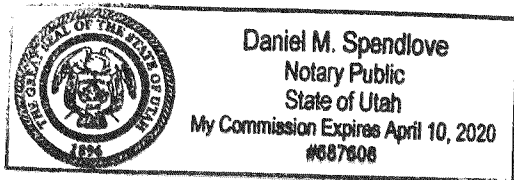
NOTARY PUBLIC

EXHIBIT "A"

Preferred Trust Company, LLC Custodian FBO Thomas S Stokes, IRA AS TO AN UNDIVIDED 12.20% INTEREST.

Preferred Trust Company, LLC Custodian FBO Michael Kennard, Roth IRA AS TO AN UNDIVIDED 9.92% INTEREST.

Preferred Trust Company Custodian FBO Christopher Brindamour, IRA AS TO AN UNDIVIDED 12.76% INTEREST.

Preferred Trust Company, LLC AS TO AN UNDIVIDED 65.12% INTEREST.

EXHIBIT "B"

PART OF LOT 4, BLOCK 3, PARADISE ACRES, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT SOUTH 0°58' WEST 90 FEET FROM THE NORTHWEST CORNER OF SAID LOT; RUNNING THENCE SOUTH 89°02' EAST 50 FEET; THENCE SOUTH 0°58' WEST 125 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 81 °51' WEST ALONG SOUTH LINE OF SAID LOT TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0°58' EAST 125.11 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT-OF-WAY OVER THE FOLLOWING DESCRIBED PROPERTY TO-WIT: PART OF LOTS 3 AND 4, BLOCK 3, PARADISE ACRES: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; RUNNING THENCE EAST 5 FEET; THENCE SOUTH 0°58' WEST 90 FEET; THENCE WEST 10 FEET; THENCE NORTH 0°58' EAST 90 FEET TO THE NORTH LINE OF LOT 3; THENCE EAST ALONG SOUTH LINE OF 5TH STREET 5 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO RIGHT-OF-WAY BOOK 389 PAGE 177 AND TOGETHER WITH RIGHT-OF-WAY BOOK 389 PAGE 178.