



\*W2951725\*

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. 48085-29  
Parcel No. 11-013-0004  
11-013-0005

E# 2951725 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
13-Nov-18 0817 AM FEE \$13.00 DEP DAC  
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 Preferred Trust Company, LLC as to an undivided 100.00% Interest, is named as beneficiary, and Real Advantage Title Insurance Agency is appointed trustee, and filed for record on March 1, 2018, and recorded as Entry No. 2907608, Records of Weber 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 entire principal balance and all accrued interest and other charges on or before August 27, 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.

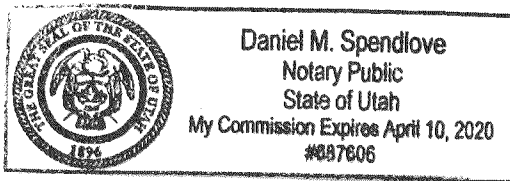
  
NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1:

PART OF BLOCK 16, EYRIE MEADOW SUBDIVISION NO. 2, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT SOUTH 80°43' WEST 93.80 FEET AND NORTH 89°10' WEST 136.47 FEET AND NORTH 0°50' EAST 136.0 FEET FROM THE SOUTHEAST CORNER OF SAID BLOCK 16; AND RUNNING THENCE NORTH 0°50' EAST 14 FEET; THENCE NORTH 89.10' WEST 30 FEET; THENCE NORTH 0°50' EAST 94 FEET; THENCE NORTH 89°10' WEST 187.24 FEET TO THE EAST LINE OF SAID VACATED OGDEN AVENUE; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID VACATED OGDEN AVENUE TO A POINT NORTH 89°10' WEST OF BEGINNING; THENCE SOUTH 89°10' EAST TO THE POINT OF BEGINNING.

TOGETHER WITH THE EAST ONE HALF OF THE VACATED OGDEN AVENUE ADJOINING SAID PROPERTY ON THE WEST.

PARCEL 2:

PART OF BLOCK 16, EYRIE MEADOW SUBDIVISION NO. 2, OGDEN CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE SOUTH LINE OF BLOCK 16 AT A POINT SOUTH 80°43' WEST 93.80 FEET AND NORTH 89°10' WEST 136.47 FEET FROM THE SOUTHEAST CORNER OF SAID BLOCK 16; AND RUNNING THENCE NORTH 89°10' WEST 230.42 FEET; THENCE TO THE RIGHT ALONG THE ARC OF A 20 FOOT RADIUS CURVE 34.91 FEET, THE LONG CHORD OF SAID CURVE BEARS NORTH 39°10' WEST 30.64 FEET; THENCE NORTH 10°50' EAST 114.26 FEET; THENCE SOUTH 89°10' EAST 230.28 FEET; THENCE SOUTH 0°50' WEST 136.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE EAST ONE HALF OF THE VACATED OGDEN AVENUE ADJOINING SAID PROPERTY ON THE WEST.