

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. 48085-19  
Parcel No. 28-29-327-002

12842795  
9/5/2018 11:49:00 AM \$14.00  
Book - 10709 Pg - 5324-5326  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
SCALLEY & READING BATES HANSEN  
BY: eCASH, DEPUTY - EF 3 P.

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 LF Evans Square LLC, 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 April 27, 2018, and recorded as Entry No. 12762551, in Book 10669, at Page 5357, Records of Salt Lake 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 August 1, 2018 monthly installment and all subsequent installments thereafter 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. 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 4<sup>th</sup> 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.


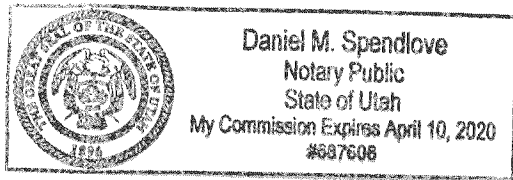
  
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NOTARY PUBLIC

EXHIBIT "A"

Anderson Family Trust AS TO AN UNDIVIDED 11.27% INTEREST.  
Preferred Trust Company Custodian FBO Julia M. Sullivan, IRA AS TO AN UNDIVIDED 4.06% INTEREST.  
Preferred Trust Company Custodian FBO Alfred Hernandez, IRA AS TO AN UNDIVIDED 6.79% INTEREST.  
Preferred Trust Company Custodian FBO Miodrag R Dostanic, IRA AS TO AN UNDIVIDED 5.14% INTEREST.  
Ignite Funding, LLC - Employee Endowment 1 AS TO AN UNDIVIDED 1.71% INTEREST.  
Dallas Wayne Kester, a single man as his sole and separate property AS TO AN UNDIVIDED 3.08% INTEREST.  
Blue Blanket, LLC AS TO AN UNDIVIDED 1.78% INTEREST.  
Blue Dog, LLC AS TO AN UNDIVIDED 1.30% INTEREST.  
Preferred Trust Company Custodian FBO Hugh Richard Fischer, IRA AS TO AN UNDIVIDED 1.78% INTEREST.  
Preferred Trust Company Custodian FBO Cindy M Ertell, IRA AS TO AN UNDIVIDED 1.19% INTEREST.  
Preferred Trust Company Custodian FBO Susan Silveira Clinton, IRA AS TO AN UNDIVIDED 4.79% INTEREST.  
Preferred Trust Company Custodian FBO Fredrick C.Williams, IRA AS TO AN UNDIVIDED 4.71% INTEREST.  
Preferred Trust Company Custodian FBO Michael F. Alongi, IRA AS TO AN UNDIVIDED 3.29% INTEREST.  
Preferred Trust Company Custodian FBO Patricia A Hustad, Roth IRA AS TO AN UNDIVIDED 3.53% INTEREST.  
Preferred Trust Company Custodian FBO Jeff A Tipton, IRA AS TO AN UNDIVIDED 0.81% INTEREST.  
Preferred Trust Company Custodian FBO Cherry Brandstater, IRA AS TO AN UNDIVIDED 3.08% INTEREST.  
Preferred Trust Company Custodian FBO Richard L Rosen, IRA AS TO AN UNDIVIDED 1.80% INTEREST.  
TVT Family Trust AS TO AN UNDIVIDED 2.74% INTEREST.  
Preferred Trust Company Custodian FBO Kevin T Bain, IRA AS TO AN UNDIVIDED 0.68% INTEREST.  
Preferred Trust Company Custodian FBO David B Cartwright, IRA AS TO AN UNDIVIDED 1.55% INTEREST.  
Preferred Trust Company Custodian FBO J. Roger Gorski, IRA AS TO AN UNDIVIDED 1.18% INTEREST.  
First Savings Bank Custodian FBO Mary Kay Eicholtz, Roth IRA AS TO AN UNDIVIDED 1.28% INTEREST.  
Preferred Trust Company Custodian FBO Hasmukh Palu Tanna, IRA AS TO AN UNDIVIDED 7.93% INTEREST.  
Neilia A LaValle Revocable Trust AS TO AN UNDIVIDED 2.08% INTEREST.  
Linda E. Warnick, a single woman as her sole and separate property AS TO AN UNDIVIDED 1.77% INTEREST.  
Preferred Trust Company Custodian FBO Richard L Kline, IRA AS TO AN UNDIVIDED 1.37% INTEREST.  
Preferred Trust Company Custodian FBO Stephanie L Jones, IRA AS TO AN UNDIVIDED 3.24% INTEREST.  
Preferred Trust Company Custodian FBO Matt Scrabis, Roth IRA AS TO AN UNDIVIDED 0.87% INTEREST.  
Ron Carlson, a married man as his sole and separate property AS TO AN UNDIVIDED 2.05% INTEREST.  
Preferred Trust Company Custodian FBO Timothy P Locklear, IRA AS TO AN UNDIVIDED 0.79% INTEREST.  
Mountain Oasis Enterprises, LLC AS TO AN UNDIVIDED 1.20% INTEREST.  
SA 1044 LLC AS TO AN UNDIVIDED 9.05% INTEREST.  
Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED 2.11% INTEREST.

EXHIBIT "B"

PROPOSED EVANS SQUARE CONDOMINIUMS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 20 OF THE DRAPERVILLE TOWNSITE, SAID POINT BEING NORTH 89°45'27" WEST, ALONG THE SECTION LINE, 935.02 FEET AND NORTH 00°14'33" EAST 1966.34 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF 900 EAST STREET AND RUNNING THENCE NORTH 00°32'39" EAST, ALONG THE WEST LINE OF LOT 5, BLOCK 20 OF THE DRAPERVILLE TOWNSITE AND SAID EAST RIGHT OF WAY LINE, 148.50 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 5; THENCE SOUTH 89°27'21" EAST, ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SOUTH HALF OF LOT 6 OF SAID BLOCK 20, 258.75 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE DRAPER LIGHT RAIL TRAX (LRT) TRANSIT PROJECT AS DEFINED IN THE RECORD OF SURVEY BY REDCON INC. RECORDED AS S2014-10-0507 IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY SURVEYOR'S OFFICE; THENCE SOUTH 34°11'02" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 67.15 FEET TO THE EAST LINE OF SAID LOT 6, BLOCK 20; THENCE SOUTH 00°32'39" WEST, ALONG SAID EAST LINE, 93.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 89°27'21" WEST, ALONG THE SOUTH LINE OF SAID LOTS 5 AND 6, 297.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 AND THE POINT OF BEGINNING.