



\*W2951726\*

E# 2951726 PG 1 OF 2  
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

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. 48085-30  
Parcel No. 01-035-0007  
01-035-0008  
01-035-0018  
01-035-0019  
01-035-0055

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, a Utah limited liability company, as trustor(s), in which Ignite Funding, LLC, FBO Preferred Trust Company, LLC – Client Account as to an Undivided 97.44% Interest, Vassar Real Estate, LLC as to an Undivided 2.56% Interest, is named as beneficiary, and Synergy Title is appointed trustee, and filed for record on May 24, 2018, and recorded as Entry No. 2922241, 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) have failed to make the monthly payments required by the Note 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.

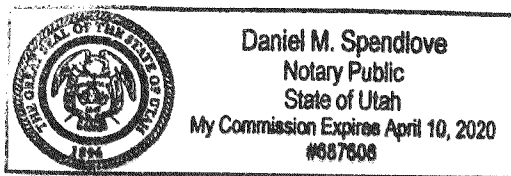
  
NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1: 01-035-0007

PART OF LOT 1, BLOCK 41, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 4 RODS EAST OF THE SOUTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE EAST 41 FEET, THENCE NORTH 8 RODS; THENCE WEST 41 FEET THENCE SOUTH 8 RODS TO THE PLACE OF BEGINNING.

TAX PARCEL 2: 01-35-0008

PART OF LOT 1, BLOCK 41, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, RUNNING THENCE NORTH 8 RODS, THENCE EAST 4 RODS; THENCE SOUTH 8 RODS; THENCE WEST 4 RODS TO THE PLACE OF BEGINNING.

TAX PARCEL 3: 01-035-0055

PART OF LOT 10, BLOCK 41, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 150 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 10; THENCE WEST 180 FEET; THENCE SOUTH 132 FEET; THENCE EAST 180 FEET; THENCE NORTH 132 FEET TO THE PLACE OF BEGINNING.

TAX PARCEL 4: 01-035-0018

PART OF LOT 3, BLOCK 41, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 82.5 FEET WEST AND 165 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 2, AND RUNNING THENCE EAST 40 FEET; THENCE NORTH 99 FEET; THENCE WEST 40 FEET; THENCE SOUTH 99 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY AS FOLLOWS: BEGINNING AT A POINT 37.5 FEET WEST FROM THE SOUTHEAST CORNER OF LOT 2; THENCE NORTH 264 FEET; THENCE WEST 10 FEET; THENCE SOUTH 264 FEET THENCE EAST 10 FEET TO THE PLACE OF BEGINNING.

TAX PARCEL 5: 01-035-0019

PART OF LOT 3, BLOCK 41, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 AND RUNNING THENCE NORTH 132 FEET TO THE NORTH LINE OF LOT 3, THENCE WEST 42.5 FEET; THENCE SOUTH 132 FEET TO THE SOUTH LINE OF LOT 3; THENCE EAST 42.5 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY AS FOLLOWS: BEGINNING AT A POINT 37.5 FEET WEST FROM THE SOUTHEAST CORNER OF LOT 2, THENCE NORTH 264 FEET THENCE WEST 10 FEET; THENCE SOUTH 264 FEET THENCE EAST 10 FEET TO THE PLACE OF BEGINNING.