



W2951728

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. 48085-32
Parcel No. 08-103-0079
04-025-0004

E# 2951728 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
13-Nov-18 0817 AM FEE \$13.00 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 Preferred Trust Company, LLC – Client Account as to an Undivided 100.00% Interest, is named as beneficiary, and Synergy Title Insurance is appointed trustee, and filed for record on August 20, 2018, and recorded as Entry No. 2936940, 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, had a material adverse change in its financial condition and failed to pay the 2017 real property taxes. 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.

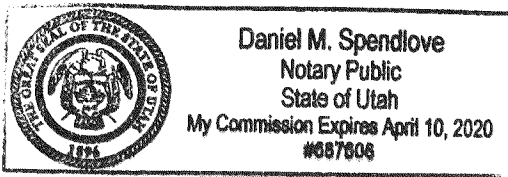
DATED this 9 day of November, 2018.

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:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD 1543.30 FEET NORTH 89°52'45" EAST AND SOUTH 12°59'30" WEST 238.22 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13, AND RUNNING THENCE NORTH 89°52'45" EAST 272.53 FEET TO THE WEST LINE OF INTERSTATE 15; THENCE SOUTH 6°04' WEST 83.50 FEET ALONG SAID WEST LINE; THENCE SOUTH 89°52'45" WEST 282.87 FEET TO THE EAST RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD; THENCE NORTH 12°59'30" EAST ALONG SAID LINE 85.24 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING: PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD AT A POINT 1543.30 FEET NORTH 89°52'45" EAST AND SOUTH 12°59'30" WEST 238.22 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13; RUNNING THENCE NORTH 89°52'45" EAST 85 FEET; THENCE SOUTH 12°59'30" WEST 85.24 FEET, MORE OR LESS, TO THE SOUTH LINE OF THAT CERTAIN PARCEL DEEDED TO CALDWELL INVESTMENTS, LLC AS ENTRY NUMBER 2867518 OF WEBER COUNTY RECORDS; THENCE SOUTH 89°52'45" WEST 85 FEET ALONG SAID SOUTH LINE TO THE EAST RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD; THENCE NORTH 12°59'30" EAST 85.24 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PARCEL 2:

A PART OF LOTS 10 AND 11 , IN BLOCK 4, SOUTH OGDEN SURVEY, OF OGDEN CITY SURVEY: COMMENCING AT A POINT 952.48 FEET EAST AND 12.25 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID LOT 11 AND RUNNING THENCE NORTH 145 FEET; THENCE EAST 43 FEET; THENCE SOUTH 145 FEET; THENCE WEST 43 FEET TO THE PLACE OF BEGINNING.

ALSO:

A PART OF LOT 11, BLOCK 4, SOUTH OGDEN SURVEY, OF OGDEN CITY SURVEY: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE SAID LOT 11 AND THE WEST LINE OF PORTER AVENUE AND RUNNING THENCE NORTH 12.25 FEET; THENCE WEST 107.3 FEET; THENCE SOUTH 12.25 FEET; THENCE EAST 107.3 FEET TO THE POINT OF BEGINNING.