



W3021265

E# 3021265 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
06-Dec-19 0401 PM FEE \$40.00 DEP PC
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. 48085-38F
Parcel No. 01-015-0001
 01-015-0002
 01-015-0003
 01-015-0037

NOTICE OF DEFAULT

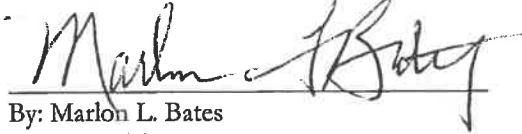
NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust executed by Caldwell Investments, LLC, as trustor(s), in which Ignite Funding, LLC, FBO (SEE ATTACHED EXHIBIT "A"), is named as beneficiary, and Synergy Title Insurance Agency, is appointed trustee, and filed for record on June 29, 2018, and recorded as Entry No. 2928396, 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 6th day of December, 2019.

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 6th day of December, 2019, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC

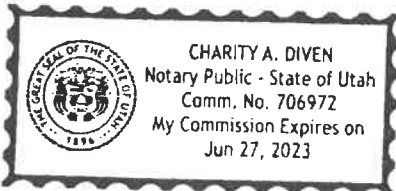


EXHIBIT A

LOAN #: 4534

First Savings Bank Custodian FBO Dennis Warren Huyck, IRA AS TO AN
UNDIVIDED 0.81% INTEREST.

Preferred Trust Company Custodian FBO Stephen L Heiter, IRA AS TO
AN UNDIVIDED 2.16% INTEREST.

Preferred Trust Company Custodian FBO Hing Yan Ngai, IRA AS TO AN
UNDIVIDED 1.54% INTEREST.

Preferred Trust Company Custodian FBO Erin Lamb, IRA AS TO AN
UNDIVIDED 1.28% INTEREST.

Preferred Trust Company Custodian FBO Selene Massoud, IRA AS TO AN
UNDIVIDED 1.08% INTEREST.

The Duffy Family Trust AS TO AN UNDIVIDED 2.70% INTEREST.

Jackson Friedman Family Trust dated July 14, 1997 AS TO AN
UNDIVIDED 0.81% INTEREST.

Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED
89.62% INTEREST.

Exhibit B

ADDRESS: 486 26TH STREET OGDEN UTAH 84401

PART OF LOT 1, BLOCK 17, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, THENCE NORTH 48.5 FEET, THENCE WEST 41.5 FEET, THENCE SOUTH .5 FEET, THENCE WEST 44 FEET, THENCE SOUTH 48 FEET, THENCE EAST 85.5 FEET TO BEGINNING.

TOGETHER WITH AND SUBJECT TO AND RESERVING A RIGHT-OF WAY OVER THE FOLLOWING: BEGINNING AT A POINT 43.88 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT AND RUNNING THENCE NORTH 5.88 FEET, THENCE WEST 85.5 FEET, THENCE SOUTH 5.88 FEET, THENCE EAST 85.5 FEET TO THE WEST LINE OF ADAMS AVENUE TO THE POINT OF BEGINNING

TOGETHER WITH AND SUBJECT TO A RIGHT-OF-WAY OVER THE FOLLOWING: BEGINNING AT A POINT 77.5 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 1, RUNNING THENCE NORTH 48 FEET, THENCE WEST 8 FEET, THENCE SOUTH 48 FEET, THENCE EAST 8 FEET TO THE PLACE OF BEGINNING.

ADDRESS: 2579 ADAMS AVENUE OGDEN UTAH 84401

PART OF LOT 1, BLOCK 17, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 48.5 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1, RUNNING THENCE WEST 41.5 FEET; THENCE SOUTH .5 FOOT; THENCE WEST 44 FEET; THENCE SOUTH 48 FEET TO THE NORTH LINE OF 26TH STREET; THENCE WEST 20 FEET; THENCE NORTH 132 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE EAST 50.5 FEET; THENCE SOUTH 44 FEET; THENCE EAST 55 FEET TO THE WEST LINE OF ADAMS AVENUE; THENCE SOUTH ALONG THE WEST LINE OF ADAMS AVENUE 39.5 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

ALSO: PART OF LOT 1, BLOCK 17, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 88 FEET NORTH AND 52 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 1, AND RUNNING THENCE NORTH 11 FEET; THENCE WEST 3 FEET; THENCE SOUTH 11 FEET; THENCE EAST 3 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH ALL RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN EASEMENT OF RIGHT-OF-WAY OR RIGHT-OF-WAY AGREEMENT MADE BY AND BETWEEN DANIEL P STEPHENS & WIFE MARY STEPHENS, ALSO B STEPHENS AND WIFE LAURA E STEPHENS; SAMUEL L STEPHENS & ASENATH P STEPHENS, HIS WIFE IN HER OWN RIGHT, AND JOSEPH F STEPHENS & WIFE SARAH J STEPHENS, DATED DECEMBER 9, 1926, AND RECORDED DECEMBER 10, 1926, AND RECORDED DECEMBER 10, 1926, IN THE OFFICE OF THE COUNTY RECORDER, WEBER COUNTY, UTAH, IN BOOK R OF LEASES, PAGE 124. ALSO:

ADDRESS: 2573 ADAMS AVENUE OGDEN UTAH 84401

PART OF LOT 1, BLOCK 17, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, AND RUNNING THENCE SOUTH 44 FEET, THENCE WEST 52 FEET, THENCE NORTH 11 FEET, THENCE WEST 3 FEET, THENCE NORTH 33 FEET, THENCE EAST 55 FEET TO THE PLACE OF BEGINNING.

ADDRESS: 2565 ADAMS AVENUE OGDEN UTAH 84401

PART OF LOT 10, BLOCK 17, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON THE WEST LINE OF ADAMS AVENUE 92 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 10, AND RUNNING THENCE SOUTH ON THE WEST LINE OF ADAMS AVENUE 40 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 10, THENCE WEST 105.5 FEET; THENCE NORTH 40 FEET TO A POINT 92 FEET SOUTH OF THE NORTH LINE OF SAID LOT 10; THENCE EAST 105.5 FEET TO THE PLACE OF BEGINNING.

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
Trustee No. 48085-38F
Parcel No. 01-015-0001
 01-015-0002
 01-015-0003
 01-015-0037

SUBSTITUTION OF TRUSTEE

Scalley Reading Bates Hansen & Rasmussen, P.C., 15 West South Temple, Ste 600, Salt Lake City, Utah 84101, is hereby appointed successor trustee 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 Synergy Title Insurance Agency, is appointed trustee, and filed for record on June 29, 2018, and recorded as Entry No. 2928396, Records of Weber County, Utah.

SEE ATTACHED EXHIBIT "B"

The beneficiary hereby ratifies and confirms all actions taken on the beneficiary's behalf by the new trustee prior to the recording of the Substitution of Trustee.

DATED this 9th day of December, 2019.

Ignite Funding, LLC, attorney-in-fact for the beneficiaries



By: Patrick Vassar
Its: Authorized Signer

STATE OF Nevada)
) : ss
COUNTY OF Clark)

The foregoing instrument was acknowledged before me this 9th day of December, 2019, by Patrick Vassar, the Authorized Signer of Ignite Funding, LLC, attorney-in-fact for the beneficiaries.



NOTARY PUBLIC

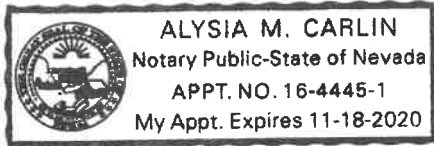


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