



W3103298

E# 3103298 PG 1 OF 3
Leann H. Kiltz, WEBER COUNTY RECORDER
20-Nov-20 0159 PM FEE \$40.00 DEP KL
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. 73135-01F
Parcel No's: 02-050-0020
02-064-0001
02-064-0011
02-064-0009
02-064-0003

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Trust Deed with Assignment of Rents executed by Jayhoun S. Saissan, as trustor(s), in which Akbar Pack is named as beneficiary, and Stewart Title of Utah, Inc., is appointed trustee, and filed for record on August 24, 2020, and recorded as Entry No. 3079009, 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 late payment assessed on the September 24, 2020 payment and failed to pay the October 24, 2020 payment, together with the late payment assessed for this payment, as required by the Note. 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 20th day of November, 2020.

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 20th day of November, 2020, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

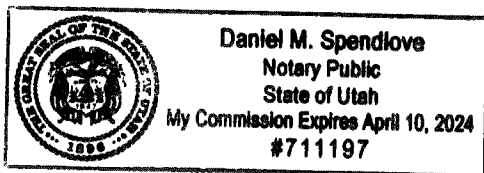

NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1: 02-050-0020

PART OF LOTS 6 AND 8, BLOCK 66, PLAT 'C', OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 264 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID LOT 8 AND RUNNING THENCE NORTH 136.12 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DEEDED BY WARRANTY DEED RECORDED MAY 5, 1998 AS ENTRY NO. 1542158, IN BOOK 1926, PAGE 1626 OF OFFICIAL RECORDS (LOT LINE ADJUSTMENT), SAID POINT BEING 400.12 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID LOT 8, RUNNING THENCE EAST 100.50 FEET, THENCE SOUTH 6.00 FEET, THENCE EAST 229.50 FEET TO THE EAST LINE OF SAID LOT 6, THENCE SOUTH 130.12 FEET, MORE OR LESS, TO A POINT 264 FEET NORTH OF THE SOUTH LINE OF SAID LOT 8, THENCE WEST 330 FEET TO THE POINT OF BEGINNING.

PARCEL 2: 02-064-0001

PART OF LOT 8, BLOCK 66, PLAT 'C', OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 76 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 8, RUNNING THENCE EAST 218.8 FEET, THENCE NORTH 105.5 FEET, THENCE EAST 111.2 FEET, THENCE NORTH 82.5 FEET, THENCE WEST 330 FEET, THENCE SOUTH 188 FEET TO THE POINT OF BEGINNING.

PARCEL 2A:

A RIGHT OF WAY CREATED IN THAT WARRANTY DEED RECORDED JANUARY 16, 1906 IN BOOK 51. PAGE 33 OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT 218.8 FEET EAST OF THE SOUTHWEST CORNER OF LOT 8, BLOCK 66, PLAT C, OGDEN CITY SURVEY AND RUNNING THENCE EAST 10 FEET, THENCE NORTH 181.5 FEET, THENCE WEST 10 FEET, THENCE SOUTH 181.5 FEET TO THE POINT OF BEGINNING.

PARCEL 3: 02-064-0011

PART OF LOT 8, BLOCK 66, PLAT 'C', OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING 228.8 FEET EAST AND 151.5 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID LOT 8, RUNNING THENCE NORTH 30 FEET, THENCE EAST 30 FEET, THENCE SOUTH 30 FEET, THENCE WEST 30 FEET TO THE POINT OF BEGINNING.

PARCEL 3A:

A RIGHT OF WAY CREATED IN THAT WARRANTY DEED RECORDED JANUARY 21, 1908 IN BOOK 54, PAGE 405 OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT 218.8 FEET EAST OF THE SOUTHWEST CORNER OF LOT 8, BLOCK 66, PLAT 'C', OGDEN CITY SURVEY AND RUNNING THENCE NORTH 181.5 FEET, THENCE EAST 10 FEET, THENCE SOUTH 30 FEET, THENCE EAST 101.2 FEET, THENCE SOUTH 21 FEET, THENCE WEST 101.2 FEET, THENCE SOUTH 130.5 FEET, THENCE WEST 10 FEET TO THE POINT OF BEGINNING.

PARCEL 4: 02-064-0009

PART OF LOT 8, BLOCK 66, PLAT 'C', OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 151.5 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 8 AND RUNNING THENCE WEST 31.2 FEET, THENCE NORTH 30 FEET, THENCE EAST 31.2 FEET, THENCE SOUTH 30 FEET TO THE POINT OF BEGINNING.

PARCEL 4A:

A RIGHT OF WAY CREATED IN THAT CERTAIN WARRANTY DEED RECORDED JANUARY 26, 1911 IN BOOK 64, PAGE 318 OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT 101.2 FEET WEST OF THE SOUTHEAST CORNER OF LOT 8, BLOCK 66, PLAT 'C', OGDEN CITY SURVEY AND RUNNING THENCE NORTH 130.5 FEET, THENCE EAST 101.2 FEET, THENCE NORTH 21 FEET, THENCE WEST 101.2 FEET, THENCE NORTH 30 FEET, THENCE WEST 10 FEET, THENCE SOUTH 181.5 FEET, THENCE EAST 10 FEET TO THE POINT OF BEGINNING.

PARCEL 5: 02-064-0003

PART OF LOT 8, BLOCK 66, PLAT 'C', OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 50 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 8 AND RUNNING THENCE NORTH 76 FEET, THENCE EAST 110 FEET, THENCE SOUTH 76 FEET TO THE NORTH LINE OF 20TH STREET, THENCE WEST ALONG SAID NORTH LINE 110 FEET TO THE POINT OF BEGINNING.