



W3147294

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. 85145-03F

Parcel 1: 08-106-0003
Parcel 2: 08-106-0021
Parcel 3: 08-106-0022
Parcel 4: 08-112-0015
Parcel 5: 08-112-0043
08-112-0044

E# 3147294 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
23-Apr-21 0245 PM FEE \$40.00 DEP PC
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 Riverdale Living LLC, as trustor(s), in which Service Mortgage Corp. is named as beneficiary, and Founder's Title Company is appointed trustee, and filed for record on March 19, 2019, and recorded as Entry No. 2970552, 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 property taxes for the years 2017, 2018, 2019 and 2020, and failed to pay the entire principal balance and all accrued interest and other charges on or before August 31, 2018, 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. 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 23 day of April, 2021.

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 23 day of April, 2021, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

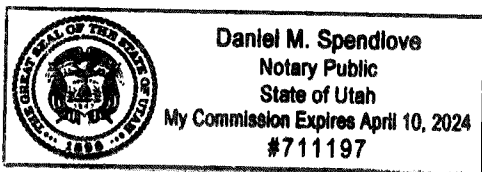

NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 194 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 13; RUNNING THENCE WEST 125 FEET; THENCE SOUTHWESTERLY 200 FEET TO THE SECTION LINE OF SAID QUARTER SECTION; THENCE NORTH $1^{\circ}40'59''$ WEST 192.69 FEET, THENCE NORTH $80^{\circ}58'21''$ EAST 138.0 FEET, MORE OR LESS, THENCE NORTH $3^{\circ}45'08''$ EAST 295.33 FEET, THENCE NORTH $7^{\circ}25'19''$ EAST 172.77 FEET, NORTH $19^{\circ}30'59''$ EAST TO SECTION LINE, THENCE SOUTH ALONG SECTION LINE TO POINT OF BEGINNING.

[SUBJECT TO A RIGHT OF WAY AND EASEMENT AGREEMENT DESCRIBED AS FOLLOWS: A 20.0 FOOT PERMANENT EASEMENT 10.0 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, ALONG WITH A 50.0 FOOT TEMPORARY CONSTRUCTION EASEMENT 25.0 FEET EITHER SIDE OF THE SAME CENTERLINE: BEGINNING AT A POINT NORTH $89^{\circ}46'$ EAST 660.0 FEET AND NORTH $0^{\circ}16'$ EAST 162.00 FEET FROM THE CENTER OF SAID SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: RUNNING THENCE SOUTH $89^{\circ}46'$ WEST 568.92 FEET, THENCE NORTH $3^{\circ}45'08''$ EAST 334.23 FEET, THENCE NORTH $86^{\circ}14'52''$ WEST 150.00 FEET (1466-146).]

PARCEL 2

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 182.75 FEET; THENCE NORTHEASTERLY 200 FEET TO A POINT 125 FEET WEST OF THE QUARTER SECTION LINE; THENCE SOUTH 86 FEET; THENCE SOUTHEASTERLY TO A POINT 96 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH ALONG THE QUARTER SECTION LINE 96 FEET TO THE POINT OF BEGINNING.

PARCEL 3

PART 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 194 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; RUNNING THENCE WEST 125 FEET; THENCE SOUTH 86 FEET; THENCE SOUTHEASTERLY TO A POINT 96 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 96 FEET TO THE POINT OF BEGINNING.

PARCEL 4

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 30 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, RUNNING THENCE WEST 55 FEET, MORE OR LESS, THENCE SOUTH $9^{\circ}58'56''$ WEST 104.45 FEET, THENCE SOUTH $60^{\circ}51'50''$ EAST 72.52 FEET, THENCE NORTH 167.23 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 5

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE WEST 30 FEET; THENCE SOUTH 286 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE COUNTY ROAD; THENCE SOUTH $60^{\circ}52'$ EAST A DISTANCE OF 34.34 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER SECTION 302.7 FEET TO THE PLACE OF BEGINNING.