

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. 48085-39F  
Parcel No. 28-30-426-044

13691799  
6/15/2021 1:29:00 PM \$40.00  
Book - 11191 Pg - 1431-1434  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
SCALLEY & READING BATES HANSEN  
BY: eCASH, DEPUTY - EF 4 P.

NOTICE OF DEFAULT

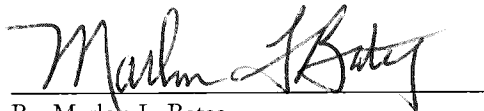
NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Construction Deed of Trust executed by Big Red Holdings, LLC, a Utah limited liability company, as trustor(s), in which Ignite Funding, LLC FBO Exhibit "A", is named as beneficiary, and North American Title, LLC, is appointed trustee, and filed for record on January 2, 2020, as Entry No. 13161950, in Book 10880, at Page 8278, Records of Salt Lake 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 April 26, 2021, as required by the Loan Extension and Modification Agreement of Promissory 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 15 day of June, 2021.

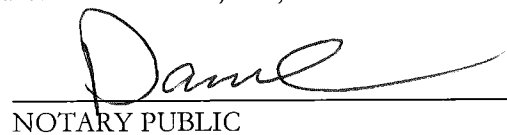
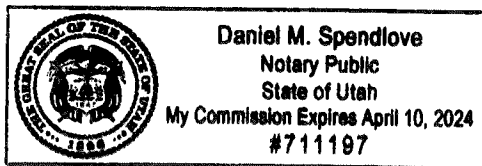
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates  
Its: Supervising Partner

STATE OF UTAH )  
 ) : ss  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 15 day of June, 2021, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC

EXHIBIT "A"

Preferred Trust Company Custodian FBO Curtis J Johnson, IRA AS TO AN UNDIVIDED 1.69% INTEREST.

Preferred Trust Company Custodian FBO Richard L Rosen, IRA AS TO AN UNDIVIDED 2.19% INTEREST.

The Ethell Family Trust AS TO AN UNDIVIDED 1.21% INTEREST.

Preferred Trust Company Custodian FBO Mark Buonauro, IRA AS TO AN UNDIVIDED 5.64% INTEREST.

Preferred Trust Company Custodian FBO Kathleen Wiggam, IRA AS TO AN UNDIVIDED 0.92% INTEREST.

Preferred Trust Company Custodian FBO Willem J De Goede, IRA AS TO AN UNDIVIDED 5.64% INTEREST.

Preferred Trust Company Custodian FBO Hasmukh Palu Tanna, IRA AS TO AN UNDIVIDED 2.49% INTEREST.

Deahn M Johnson, a married woman as her sole and separate property AS TO AN UNDIVIDED 1.75% INTEREST.

Yuan Lin, a married man as his sole and separate property AS TO AN UNDIVIDED 1.13% INTEREST.

The Guy Baker Investment Limited Partnership AS TO AN UNDIVIDED 1.49% INTEREST.

Preferred Trust Company Custodian FBO Constance R. Johnson, IRA AS TO AN UNDIVIDED 0.83% INTEREST.

Hasmukh Tanna, a single man as his sole and separate property AS TO AN UNDIVIDED 1.53% INTEREST.

Dean Robinson and Laurie L Robinson as Trustees of The Robinson Family Trust dated December 17, 2008 AS TO AN UNDIVIDED 2.82% INTEREST.

Preferred Trust Company Custodian FBO Thomas L Copeland, IRA AS TO AN UNDIVIDED 2.82% INTEREST.

Preferred Trust Company Custodian FBO Jose Haro, IRA AS TO AN UNDIVIDED 1.10% INTEREST.

Preferred Trust Company Custodian FBO Clifford V Matukonis, IRA AS TO AN UNDIVIDED 1.18% INTEREST.

Preferred Trust Company Custodian FBO Robert H Benton, IRA AS TO AN UNDIVIDED 1.95% INTEREST.

Preferred Trust Company Custodian FBO Julia M Sullivan, IRA AS TO AN UNDIVIDED 2.14% INTEREST.

Preferred Trust Company Custodian FBO Lawrence Jones, IRA AS TO AN UNDIVIDED 1.80% INTEREST.

Glenden R Friesen and Leslie Ruiz, together as joint tenants AS TO AN UNDIVIDED 0.56% INTEREST.

Orange Family Living Chapel AS TO AN UNDIVIDED 2.26% INTEREST.

Preferred Trust Company Custodian FBO Barbara Valadez, IRA AS TO AN UNDIVIDED 0.56% INTEREST.

Manuel O Sousa and Lenore A Sousa, together as joint tenants AS TO AN UNDIVIDED 4.09% INTEREST.

Michel C Thielen Living Trust AS TO AN UNDIVIDED 1.41% INTEREST.

Eleanor W Stellyes 1990 Trust AS TO AN UNDIVIDED 2.57% INTEREST.

Preferred Trust Company Custodian FBO Edward J Shultz, Roth IRA AS TO AN UNDIVIDED 1.30% INTEREST.

Wayne A Edwards and Deborah D Edwards, together as joint tenants AS TO AN UNDIVIDED 1.41% INTEREST.

Preferred Trust Company Custodian FBO Ana M Teran-Marrone, IRA AS TO AN UNDIVIDED 2.96% INTEREST.

Preferred Trust Company Custodian FBO Fredrick C Williams, IRA AS TO AN UNDIVIDED 3.84% INTEREST.

Preferred Trust Company Custodian FBO Monica P L Gandauli, IRA AS TO AN UNDIVIDED 2.67% INTEREST.

Preferred Trust Company Custodian FBO Cecilia A Holzhauer, IRA AS TO AN UNDIVIDED 0.64% INTEREST.

Thomas M Spencer and Gwen M Spencer, as Cotrustees of the Thomas M Spencer and Gwen M Spencer Revocable Living Trust Agreement, dated June 29,1983 AS TO AN UNDIVIDED 2.23% INTEREST.

Preferred Trust Company Custodian FBO Hing Yan Ngai, IRA AS TO AN UNDIVIDED 2.54% INTEREST.

Preferred Trust Company Custodian FBO David A Longoria IRA AS TO AN UNDIVIDED 1.41% INTEREST.

SA 1044 LLC AS TO AN UNDIVIDED 4.75% INTEREST.

Preferred Trust Company Custodian FBO Alfred Hernandez, IRA AS TO AN UNDIVIDED 5.09% INTEREST.

Preferred Trust Company Custodian FBO Timothy C Christensen, IRA AS TO AN UNDIVIDED 0.96% INTEREST.

Preferred Trust Company Custodian FBO Nguyen T Nguyen, IRA AS TO AN UNDIVIDED 2.94% INTEREST.

Preferred Trust Company Custodian FBO Donna G Thoennes, Roth IRA AS TO AN UNDIVIDED 1.07% INTEREST.

Donald J. Beckman, a single man as his sole and separate property AS TO AN UNDIVIDED 0.56% INTEREST.

Preferred Trust Company Custodian FBO Juan Reina, IRA AS TO AN UNDIVIDED 1.40% INTEREST.

Preferred Trust Company Custodian FBO Tee K. Ness, IRA AS TO AN UNDIVIDED 1.54% INTEREST.

Preferred Trust Company Custodian FBO Fathead Smith, IRA AS TO AN UNDIVIDED 0.90% INTEREST.

Dallas Wayne Kester, a single man as his sole and separate property AS TO AN UNDIVIDED 2.82% INTEREST.

Carol Ellen Sussman 2015 Trust AS TO AN UNDIVIDED 0.89% INTEREST.

Preferred Trust Company Custodian FBO Sherry L Cebada, Roth IRA AS TO AN UNDIVIDED 1.35% INTEREST.

Mike Fussel, a single man as his sole and separate property AS TO AN UNDIVIDED 0.56% INTEREST.

Preferred Trust Company Custodian FBO Gary L Hahn, IRA AS TO AN UNDIVIDED 0.85% INTEREST.

Preferred Trust Company Custodian FBO David F DeBlasio, IRA AS TO AN UNDIVIDED 1.41% INTEREST.

Preferred Trust Company Custodian FBO Hugh Richard Fischer, IRA AS TO AN UNDIVIDED 2.14% INTEREST.

EXHIBIT "B"

BEGINNING 146.666 FEET SOUTH 89 DEGREES 53'16" WEST FROM THE EAST QUARTER CORNER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89 DEGREES 53'16" WEST 191.58 FEET; THENCE SOUTH 0 DEGREES 06' WEST 297.0 FEET; THENCE NORTH 89 DEGREES 53'16" EAST 191.58 FEET; THENCE NORTH 0 DEGREES 06' EAST 297.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING CONVEYED BY THAT CERTAIN QUIT CLAIM DEED RECORDED JULY 17, 2019 AS ENTRY NO. 13031054 IN BOOK 10804 AT PAGE 2514, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, UPON A PORTION OF COUNTY PARCEL NUMBER 28-30-426-007, DESCRIBED IN SPECIAL WARRANTY DEED, ENTRY NUMBER 12925443, AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID PARCEL LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DRAPER CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID COUNTY PARCEL, 146.65 FEET NORTH 89°47'29" WEST AND 181.00 FEET SOUTH 00°33'24" WEST FROM THE EAST ONE-QUARTER CORNER OF SAID SECTION 30; RUNNING THENCE SOUTH 00°33'24" WEST 116.00 FEET ALONG SAID EAST LINE TO A POINT ON THE NORTH LINE OF 12200 SOUTH STREET; THENCE NORTH 89°47'29" WEST 160.87 FEET ALONG THE NORTH LINE OF SAID 12200 SOUTH STREET; THENCE NORTH 00°25'15" EAST 116.00 FEET; THENCE SOUTH 89°47'29" EAST 161.15 FEET TO THE POINT OF BEGINNING.