



W3216542

When Recorded Mail to:

Sam Patel
CLARKSON & ASSOCIATES, LLC
162 North 400 East, Suite A-204
St. George, Utah 84770

E# 3216542 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
08-Feb-22 0346 PM FEE \$40.00 DEP TT
REC FOR: CLARKSON & ASSOCIATES, LLC
ELECTRONICALLY RECORDED

APN.: 05-107-0006, 05-108-0040, 05-108-0039 & 05-107-0004

NOTICE OF DEFAULT AND ELECTION TO SELL

On or about October 27, 2021, ETNA Properties, LLC, a Utah limited liability company, as Trustor, executed and delivered to Eagle Gate Title Insurance Agency, Inc., as Trustee, for the benefit of SAI Lodging, LLC, a Utah limited liability company, as Beneficiary, a certain Deed of Trust With Assignment of Rents (“Deed of Trust”) to secure the performance by Trustor of its obligations under a Note Secured By Deed of Trust (“Promissory Note”). The Deed of Trust was recorded on October 28, 2021, as Document Number W3193710, in the records of Weber County, State of Utah, for real property purported to be located in Ogden, Weber County, Utah, and more particularly described as follows:

SEE ATTACHED EXHIBIT “A” – ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

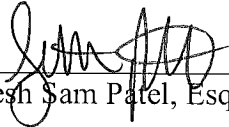
A breach of an obligation for which the trust property was conveyed as security has occurred, and the Promissory Note is presently in default. The payment obligation as set forth in the Promissory Note is in default. All delinquent payments, together with all unpaid taxes, insurance and other obligations under the Promissory Note and Deed of Trust are due. Pursuant to the Promissory Note and the Deed of Trust, the unpaid portion of the original principal balance of **One Million Five Hundred Thousand Dollars (\$1,500,000.00)** is accelerated and now due, together with accruing interest, late charges, costs, Trustee’s fees and attorney’s fees. Accordingly, the Trustee has elected to sell the property described in the Deed of Trust, as provided in Title 57, Chapter 1, of the Utah Code Annotated as amended and modified.

By reason of said default, the Beneficiary has designated Satesh Sam Patel, Attorney at Law, of the law firm of Clarkson & Associates, LLC, as Trustee in accordance with the provisions of the laws of the State of Utah. The Trustee may be contacted at 162 North 400 East, Suite A-204, St. George, UT 84770 or by telephone at (435) 634-1940 during the hours of 8:30 a.m. and 5:00 p.m. Monday through Friday.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ALL INFORMATION WILL BE USED FOR THAT PURPOSE.

DATED this 8th day of February, 2022.


CLARKSON & ASSOCIATES, LLC

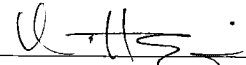


Satesh Sam Patel, Esq.

STATE OF UTAH)
 ss:
WASHINGTON COUNTY)

On the 8th day of February, 2022, Satesh Sam Patel did personally appear before me, a Notary Public in the State and County listed above, and affirmed under oath that the above and foregoing document is true and that he did voluntarily execute the same for the purposes therein stated.

 **MICHELLE HEINZ**
Notary Public
State Of Utah
My Commission Expires 10-12-2023
COMMISSION NO. 708389



NOTARY PUBLIC

Exhibit "A": Legal Description

PARCEL 1:

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST LINE OF WASHINGTON BOULEVARD IN OGDEN CITY, 1848.37 FEET NORTH $0^{\circ}58'$ EAST FROM THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTH $0^{\circ}58'$ EAST ALONG THE EAST LINE OF SAID WASHINGTON BOULEVARD A DISTANCE OF 322.02 FEET; THENCE IN AN EASTERLY DIRECTION ALONG A LINE BEARING SOUTH $89^{\circ}15'$ EAST A DISTANCE OF 301.88 FEET; THENCE IN A SOUTHERLY DIRECTION ALONG A LINE BEARING SOUTH $0^{\circ}58'$ WEST A DISTANCE OF 92.98 FEET; THENCE IN AN EASTERLY DIRECTION ALONG A LINE BEARING SOUTH $89^{\circ}02'$ EAST A DISTANCE OF 66 FEET; THENCE IN A NORTHERLY DIRECTION ALONG A LINE BEARING NORTH $0^{\circ}58'$ EAST A DISTANCE OF .49 FEET; THENCE IN AN EASTERLY DIRECTION ALONG A LINE BEARING SOUTH $89^{\circ}15'$ EAST A DISTANCE OF 24 FEET; THENCE IN A SOUTHERLY DIRECTION ALONG A LINE BEARING SOUTH $0^{\circ}58'$ WEST A DISTANCE OF 229.53 FEET; THENCE IN A WESTERLY DIRECTION A DISTANCE OF 391.88 FEET. MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY: BEGINNING 1948.37 FEET NORTH $0^{\circ}58'$ EAST AND 222 FEET SOUTH $89^{\circ}15'$ EAST OF THE POINT WHERE THE SOUTH LINE OF SAID QUARTER SECTION INTERSECTS THE EAST LINE OF WASHINGTON BOULEVARD, AND RUNNING THENCE SOUTH $89^{\circ}15'$ EAST 18.64 FEET, THENCE SOUTH 85 FEET, THENCE EAST 20 FEET, THENCE SOUTH 81 FEET, THENCE WEST 18.64 FEET, THENCE NORTH 66 FEET, THENCE WEST 20 FEET, THENCE NORTH 100 FEET TO BEGINNING.

SITUATE IN WEBER COUNTY, STATE OF UTAH.

PARCEL 2 and 3:

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING 1948.37 FEET NORTH $0^{\circ}58'$ EAST AND 222 FEET SOUTH $89^{\circ}15'$ EAST OF A POINT WHERE THE SOUTH LINE OF SAID QUARTER SECTION INTERSECTS THE EAST LINE OF WASHINGTON AVENUE, AND RUNNING THENCE SOUTH $89^{\circ}15'$ EAST 18.64 FEET; THENCE SOUTH 85 FEET, THENCE EAST 20 FEET, THENCE SOUTH 81 FEET, THENCE WEST 18.64 FEET, THENCE NORTH 66 FEET, THENCE WEST 20 FEET, THENCE NORTH 100 FEET TO BEGINNING.

SITUATE IN WEBER COUNTY, STATE OF UTAH.

PARCEL 4:

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT 1848.37 FEET NORTH 0°58' EAST ALONG THE EAST LINE OF WASHINGTON BOULEVARD AND 260.64 FEET SOUTH 89°12'49" EAST FROM THE INTERSECTION OF THE EAST LINE OF WASHINGTON BOULEVARD AND THE SOUTH LINE OF SAID QUARTER SECTION; SAID POINT IS ALSO 317.06 FEET NORTH 0°58' EAST ALONG THE EAST LINE OF WASHINGTON BOULEVARD AND 260.64 FEET SOUTH 89°12'49" EAST FROM THE INTERSECTION OF THE EAST LINE OF WASHINGTON BOULEVARD AND THE NORTH LINE OF 34TH STREET; AND RUNNING THENCE SOUTH 89°12'49" EAST 131.24 FEET, THENCE NORTH 0°58' EAST 229.53 FEET TO THE SOUTH LINE OF LOT 19, BLOCK 1, STEPHEN'S FIRST ADDITION TO OGDEN CITY, THENCE SOUTH 89°15' EAST 125.19 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 0°33' WEST 111.21 FEET; THENCE SOUTH 89°15' EAST 27.60 FEET; THENCE SOUTH 0°58' WEST 122.19 FEET; THENCE NORTH 89°02' WEST 153.00 FEET; THENCE SOUTH 0°58' WEST 63.12 FEET; THENCE NORTH 89°02' WEST 131.84 FEET; THENCE NORTH 0°58' EAST 66.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN WEBER COUNTY, STATE OF UTAH.

APN(S): 05-107-0006, 05-108-0040, 05-108-0039 & 05-107-0004