

12842809  
9/5/2018 11:51:00 AM \$21.00  
Book - 10709 Pg - 5376-5379  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
SCALLEY & READING BATES HANSEN  
BY: eCASH, DEPUTY - EF 4 P.

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. 48085-06  
Parcel No. 16-06-403-005  
16-06-403-019  
16-06-403-020  
16-06-403-021

NOTICE OF DEFAULT

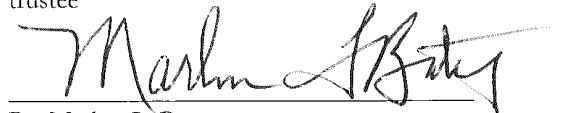
NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust executed by Cedarbridge Apartments, LLC and LF Denver Street LLC, as trustor(s), in which Ignite Funding, LLC, FBO (SEE ATTACHED EXHIBIT "A") is named as beneficiary, and Cottonwood Title is appointed trustee, and filed for record on August 30, 2017, and recorded as Entry No. 12607485, in Book 10594, at Page 836, 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 failed to pay the entire principal balance and all accrued interest and other charges on or before February 28, 2018, had a material adverse change in its financial condition, and failed to pay the 2017 property taxes. 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 4<sup>th</sup> day of September, 2018.

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 4 day of September, 2018, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

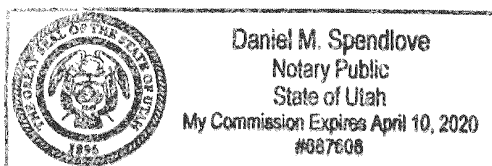
  
NOTARY PUBLIC

EXHIBIT "A"

Preferred Trust Company, LLC Custodian FBO Lynn J Damron, IRA AS TO AN UNDIVIDED 1.14% INTEREST.  
Preferred Trust Company, LLC Custodian FBO Judith A Whitmore, IRA AS TO AN UNDIVIDED 1.03% INTEREST.  
Preferred Trust Company Custodian for Kevin T Bain, IRA AS TO AN UNDIVIDED 0.74% INTEREST.  
Preferred Trust Company Custodian FBO Robert J Greene, IRA AS TO AN UNDIVIDED 1.47% INTEREST.  
Preferred Trust Company, LLC Custodian FBO Karen S Stanisz, IRA AS TO AN UNDIVIDED 0.79% INTEREST.  
Preferred Trust Company, LLC Custodian FBO Lawrence Brown, IRA AS TO AN UNDIVIDED 3.41% INTEREST.  
Preferred Trust Company, LLC Custodian FBO Kenneth R Sills, IRA AS TO AN UNDIVIDED 0.87% INTEREST.  
Diana Oldham, A single woman AS TO AN UNDIVIDED 2.22% INTEREST.  
Ron Carlson, a married man as his sole and separate property AS TO AN UNDIVIDED 1.48% INTEREST.  
Preferred Trust Company, LLC AS TO AN UNDIVIDED 4.33% INTEREST.  
Preferred Trust Company Custodian for Lancelot O Alexander, SEP IRA AS TO AN UNDIVIDED 0.75% INTEREST.  
Blue Blanket, LLC AS TO AN UNDIVIDED 1.41% INTEREST.  
Preferred Trust Company, LLC Custodian FBO Clemence Dartey, IRA AS TO AN UNDIVIDED 2.03% INTEREST.  
Richard James Elliott and Eleanor Lim Elliott, husband and wife together as joint tenants AS TO AN UNDIVIDED 1.48% INTEREST.  
William E Smith and Bonnie M Smith, husband and wife together as joint tenants AS TO AN UNDIVIDED 0.74% INTEREST.  
Preferred Trust Company, LLC Custodian FBO James B Haley, IRA AS TO AN UNDIVIDED 5.96% INTEREST.  
Preferred Trust Company, LLC Custodian FBO Ronald R Rutledge, IRA AS TO AN UNDIVIDED 0.81% INTEREST.  
Preferred Trust Company Custodian FBO W. Michael Garrett, IRA AS TO AN UNDIVIDED 2.22% INTEREST.  
Preferred Trust Company Custodian James A O' Donnell, IRA AS TO AN UNDIVIDED 0.93% INTEREST.  
Preferred Trust Company, LLC Custodian FBO Martha Garcia, IRA AS TO AN UNDIVIDED 1.11% INTEREST.  
Working Venture, LLC; a Ohio Corporation AS TO AN UNDIVIDED 2.00% INTEREST.  
Joseph E Schneider, a single man AS TO AN UNDIVIDED 2.22% INTEREST.  
Preferred Trust Company, LLC Custodian FBO Jason Scott Jurkowski, ROTH IRA AS TO AN UNDIVIDED 1.09% INTEREST.  
Preferred Trust Company, LLC Custodian FBO Pamela Kollereb-Johnson, IRA AS TO AN UNDIVIDED 0.89% INTEREST.  
Preferred Trust Company, LLC Custodian FBO Wayne M Stover, IRA AS TO AN UNDIVIDED 1.46% INTEREST.  
Preferred Trust Company, LLC Custodian FBO Richard L Kline, IRA AS TO AN UNDIVIDED 1.85% INTEREST.  
Robin Laurie Johnston, a single woman AS TO AN UNDIVIDED 2.96% INTEREST.  
Preferred Trust Company, LLC Custodian FBO Debra L Julius, IRA AS TO AN UNDIVIDED 0.78% INTEREST.  
Preferred Trust Company, LLC Custodian FBO Johnney Sun, Roth IRA AS TO AN UNDIVIDED 0.96% INTEREST.  
Kenneth M Beckman, a single man as his sole and separate property AS TO AN UNDIVIDED 1.11% INTEREST.  
Preferred Trust Company, LLC Custodian FBO Marianne Mullins beneficiary of Jerry Mullins, IRA AS TO AN UNDIVIDED 1.48% INTEREST.  
Preferred Trust Company, LLC Custodian FBO Matthew S Dewing, Simple IRA AS TO AN UNDIVIDED 3.37% INTEREST.  
Julia R Isaacson, a single woman AS TO AN UNDIVIDED 1.63% INTEREST.  
Curtis J Johnson, a married man as his sole and separate property AS TO AN UNDIVIDED 1.43% INTEREST.  
Preferred Trust Company Custodian FBO Christine G Nguyen, IRA AS TO AN UNDIVIDED 1.47% INTEREST.  
JKT Resources, LP AS TO AN UNDIVIDED 1.11% INTEREST.  
Valerie J Spilsbury, an unmarried woman AS TO AN UNDIVIDED 1.85% INTEREST.  
Preferred Trust Company Custodian FBO Thelma V Paredes, IRA AS TO AN UNDIVIDED 1.21% INTEREST.  
First Savings Bank Custodian FBO Susan K O'Connor, IRA AS TO AN UNDIVIDED 1.19% INTEREST.  
Preferred Trust Company Custodian FBO Robin M Hotham, IRA AS TO AN UNDIVIDED 1.02% INTEREST.

Paul W Pearson, a married man as his sole and separate property AS TO AN UNDIVIDED 0.74% INTEREST.  
Preferred Trust Company Custodian FBO Nancy Jane Davis, IRA AS TO AN UNDIVIDED 1.70% INTEREST.  
Juventino Gonzalez, a married man as his sole and separate property AS TO AN UNDIVIDED 2.59% INTEREST.  
Preferred Trust Company Custodian FBO Penelope A Ives, IRA AS TO AN UNDIVIDED 0.74% INTEREST.  
Preferred Trust Company Custodian FBO Willem J De Goede, IRA AS TO AN UNDIVIDED 1.26% INTEREST.  
LeRoy W Elmquist Living Trust AS TO AN UNDIVIDED 1.85% INTEREST.  
Preferred Trust Company Custodian FBO Michael J Kraska, IRA AS TO AN UNDIVIDED 0.74% INTEREST.  
Preferred Trust Company Custodian FBO Carole L Nussbaum, IRA AS TO AN UNDIVIDED 1.11% INTEREST.  
Paul R Beck and Susan DeLong Beck; husband and wife together as joint tenants AS TO AN UNDIVIDED 1.11% INTEREST.  
Preferred Trust Company Custodian FBO Robert Alonza Knight, Jr. IRA AS TO AN UNDIVIDED 2.03% INTEREST.  
Gerald R. Stearns Revocable Living Trust AS TO AN UNDIVIDED 1.85% INTEREST.  
Kathryn A Pearson, a married woman as her sole and separate property AS TO AN UNDIVIDED 0.74% INTEREST.  
First Savings Bank Custodian FBO Gary F Haider, IRA AS TO AN UNDIVIDED 3.70% INTEREST.  
Patricia Ann Benford, a married woman as her sole and separate property AS TO AN UNDIVIDED 0.74% INTEREST.  
Sivaramen Sewchurn and Judith Ann Sewchurn Living Trust dated November 22, 1999 AS TO AN UNDIVIDED 2.96% INTEREST.  
John D Hendrix AS TO AN UNDIVIDED 1.48% INTEREST.  
Preferred Trust Company Custodian FBO Kevin B Parsons, IRA AS TO AN UNDIVIDED 0.89% INTEREST.  
Robson T Longwell, an unmarried man AS TO AN UNDIVIDED 0.74% INTEREST.  
Jillian L. Clarke, a single woman as her sole and separate property AS TO AN UNDIVIDED 0.74% INTEREST.  
Preferred Trust Company Custodian FBO Larry G. Zahm, IRA AS TO AN UNDIVIDED 1.48% INTEREST.  
The Nadsombati Revocable Living Trust AS TO AN UNDIVIDED 1.85% INTEREST.  
Lisa M. R. Hann, a single woman as her sole and separate property AS TO AN UNDIVIDED 1.11% INTEREST.  
Candace LC Smith, a married woman as her sole and separate property AS TO AN UNDIVIDED 1.85% INTEREST.

EXHIBIT "B"

PARCEL 1:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 37, PLAT "B", SALT LAKE CITY SURVEY AND RUNNING THENCE WEST 140 FEET; THENCE SOUTH 55 FEET; THENCE EAST 140 FEET; THENCE NORTH 55 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT 35.00 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 7, BLOCK 37, PLAT B, SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 47.50 FEET; THENCE EAST 126.00 FEET; THENCE SOUTH 47.50 FEET; THENCE WEST 126.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT A POINT 23.00 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 7, BLOCK 37, PLAT B, SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 12.00 FEET; THENCE EAST 126.00 FEET; THENCE SOUTH 12.00 FEET; THENCE WEST 126.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A RIGHT-OF-WAY FOR THE PURPOSE OF INGRESS AND EGRESS TO THE PROPERTY LYING IMMEDIATELY TO THE EAST, SAID RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 23.00 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 7, BLOCK 37, PLAT B, SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 12.00 FEET; THENCE EAST 126.00 FEET; THENCE SOUTH 12.00 FEET; THENCE WEST 126.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 37, PLAT B, SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 23.00 FEET; THENCE EAST 126.00 FEET; THENCE SOUTH 23.00 FEET; THENCE WEST 126.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A RIGHT-OF-WAY FOR INGRESS AND EGRESS OVER THE WEST 20 FEET OF SAID LOT 7, BLOCK 37, PLAT B, SALT LAKE CITY SURVEY AS DISCLOSED BY VARIOUS INSTRUMENTS OF RECORD.