

14180546 B: 11459 P: 2692 Total Pages: 1
11/30/2023 04:30 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SCALLEY READING BATES HANSEN & RASMUSSEN, P.C.
15 W SOUTH TEMPLE, STE 600SALT LAKE CITY, UT 84101

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. 41211-02F
Parcel No. 08-36-404-009

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 Cluster Flip LLC, as trustor(s), in which GR Mac Properties, LLC is named as beneficiary, and Alpine Legal Title Insurance Agency is appointed trustee, and filed for record on May 3, 2022, and recorded as Entry No. 13944975, in Book 11335, at Page 2991, Records of Salt Lake County, Utah.

COMMENCING AT A POINT 7 RODS SOUTH FROM THE NORTHWEST CORNER OF LOT 4, BLOCK 104, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 2 RODS, THENCE EAST 10 RODS, THENCE NORTH 2 RODS, THENCE WEST 10 RODS, TO THE PLACE OF BEGINNING.

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 November 2, 2022, 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 30 day of November, 2023.

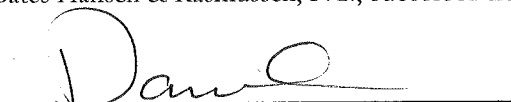
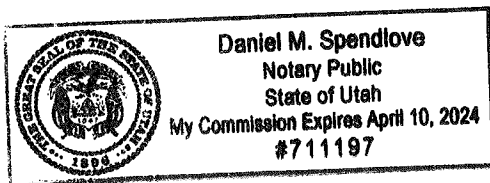
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates
Its: Supervising Partner

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

The foregoing instrument was acknowledged before me this 30 day of November, 2023, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.


NOTARY PUBLIC