



W3334353

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. 48085-41F
Parcel No. ds 12-293-(0041, 0049,
SW0057, 0059 & 0064)

E# 3334353 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
29-Jul-24 0411 PM FEE \$40.00 DEP SD
REC FOR: SCALLEY READING BATES HANSEN & RASI
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 Construction Deed of Trust executed by FIG Jackson Crossing, LLC, a Utah limited liability company, as trustor(s), in which Ignite Funding, LLC FBO Exhibit "A" is named as beneficiary, and United West Title Insurance Agency, Inc. is appointed trustee, and filed for record on March 20, 2023, and recorded as Entry No. 3276975, Records of Weber County, Utah.

ALL OF LOTS 301, 309, 317, 319 AND 324 THE VILLAS AT THE POINTE, OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

TOGETHER WITH ACCESS BY RECORDED EASEMENT ALSO KNOWN AS ENTRY NO. 3235098:2022

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) allowed a breach under the terms of another agreement between trustor and lender by failing to pay the entire principal balance and all accrued interest and other charges on or before June 27, 2024, 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 29 day of July, 2024.

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 29 day of July, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

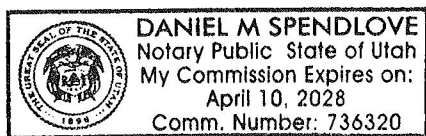

NOTARY PUBLIC

EXHIBIT "A"

Tranche Loan#: 5716
Tranche 5717
Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED \$400,000.00 INTEREST.
Tranche 5718
Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED \$400,000.00 INTEREST.
Tranche 5719
Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED \$400,000.00 INTEREST.
Tranche 5720
Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED \$400,000.00 INTEREST.
Tranche 5721
Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED \$400,000.00 INTEREST.
Tranche 5722
Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED \$400,000.00 INTEREST.
Tranche 5723
Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED \$400,000.00 INTEREST.
Tranche 5724
Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED \$400,000.00 INTEREST.
Tranche 5725
Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED \$400,000.00 INTEREST.
Tranche 5726
Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED \$400,000.00 INTEREST.
Tranche 5727
Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED \$400,000.00 INTEREST.