

WHEN RECORDED MAIL TO:
BANK OF AMERICAN FORK
33 East Main Street
American Fork, UT 84003
Attn: Legal Department

13062208
8/29/2019 11:28:00 AM \$40.00
Book - 10822 Pg - 6128-6132
RASHELLE HOBBS
Recorder, Salt Lake County, UT
BACKMAN TITLE SERVICES
BY: eCASH, DEPUTY - EF 5 P.

S-103983

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN that ADELAIDE MAUDSLEY is Successor Trustee under that certain **DEED OF TRUST** dated December 24, 2014, executed by **THE LOCAL PAGES LEASING COMPANY, LLC**, as Trustor, to secure certain obligations in favor of **BANK OF AMERICAN FORK**, a division of People's Intermountain Bank as Beneficiary and Trustee (the "Trust Deed"), which Trust Deed was recorded in the official records of Salt Lake County, State of Utah, on December 30, 2014, as Entry No. 11969529, as modified by that Modification of Deed of Trust and recorded January 12, 2015, as Entry No. 11974760. The Trust Deed encumbers certain real property located in Salt Lake County, State of Utah, more particularly described as follows (the "Property"):

See attached Exhibit A, the terms of which are incorporated by reference herein.

For information purposes only, the parcel number is 07-36-276-015, and the address is 4910 West Amelia Earhart Drive, Salt Lake City, Utah 84116.

The obligations secured by the Trust Deed include a Promissory Note (if and as amended) dated December 24, 2014, executed by Trustor, as Borrower, in the original principal amount of \$2,600,000 (the "Note").

Notice is also hereby given that a breach of the obligations for which the trust property was conveyed as security has occurred, in that the loan is in default and as of August 22, 2019, the following amounts are due and payable:

Principal	\$1,796,014.85
Interest and late charges	\$13,832.44
Foreclosure Report	\$750.00
Attorney fees and costs	\$600.00
TOTAL	<u>\$1,811,197.29</u>

In order to cure the default, the above amount together with any and all payments which hereafter become due and payable on the Note, including interest, late charges, trustee's and attorney's fees, costs and expenses actually incurred, must be paid.

That by reason of said defaults, Adelaide Maudsley, Successor Trustee, has declared and does hereby declare all sums secured by the Trust Deed immediately due and payable and has elected and does hereby elect to cause the Property to be sold to satisfy the obligations secured thereby. The defaults are subject to reinstatement in accordance with the statutes of the State of Utah.

DATED: August 26, 2019.


Adelaide Maudsley, Successor Trustee

STATE OF UTAH)
 :SS.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 26th August, 2019, by Adelaide Maudsley, Successor Trustee.



Torri Slaughter
NOTARY PUBLIC

Adelaide Maudsley may be contacted at (801) 642-3237 during regular business hours (excluding holidays) Monday through Friday, 9:00 a.m. to 5:00 p.m.

EXHIBIT A

[LEGAL DESCRIPTION]

Exhibit "A": Legal Description

Lot 1, SALT LAKE INTERNATIONAL CENTER PLAT 2 AMENDED, according to the Official Plat thereof, filed in Book "2000P" of Plats at Page 330 of the Official Records of the Salt Lake County Recorder, and being more particularly described as follows:

Beginning on the East right of way line of Neil Armstrong Road at a point South 00°02'00" East 801.50 feet from the Northeast Corner of Salt Lake International Center Plat 1A, an industrial subdivision of part of Section 36, Township 1 North, Range 2 West, Salt Lake Base and Meridian, Salt Lake City, Utah, and running thence North 89°58'00" East 675.00 feet; thence South 00°02'00" East 448.50 feet to the Northerly right of way line of Amelia Earhart Drive (350 North Street); thence South 89°58'00" West 653.48 feet along said line to a curve to the right; thence along said curve having a radius of 32.00 feet a distance of 22.74 feet (Delta 40°42'26") to a point on a compound curve to the right; thence along said curve having a radius of 192.00 feet a distance of 24.32 feet (Delta 07°15'32"); thence North 00°02'00" West 408.35 feet to the point of beginning.

Together with:

Right of way in common with others, for access and driveway purposes, and for foot and vehicular traffic, as provided for and further defined in that certain right of way easement recorded May 24, 1976 as Entry No. 2817463 in Book 4209 at Page 230 of Official Records of the Salt Lake County Recorder, over and across the following described tract of land situate in the City of Salt Lake, County of Salt Lake, State of Utah, to-wit:

An easement and right of way thirty feet (30.00') wide being fifteen feet (15.00') on either side of the following described centerline:

Beginning at a point which lies in the West boundary of Wright Brothers Drive and is more particularly described as South 0°16'02" East 164.00 feet from the Northeast Corner of Lot 2, Salt Lake International Center Plat 2 (according to the Official Plat thereof, filed in Book "76-5" of Plats at Page 107 of the Official Records of the Salt Lake County Recorder), and thence South 89°58' West 239.98 feet to a point on the common boundary of Lots 1 and 2 of said Plat 2.

Also, together with:

Easement in common with others, for purposes of establishing, constructing, and maintaining a subsurface drainage system for drainage of surface waters, as provided for and further defined in that certain drainage easement recorded May 24, 1976 as Entry No. 2817464 in Book 4209 at Page 232 of Official Records of the Salt Lake County Recorder, over and across the following described tract of land situate in the City of Salt Lake, County of Salt Lake, State of Utah, to-wit: An easement thirteen feet (13.00') wide being six and one-half feet (6.50') on either side of the following described centerline:

Beginning at a point which lies in the West boundary of Wright Brothers Drive and is more particularly described as South 0°16'02" East 142.50 feet from the Northeast Corner of Lot 2, Salt Lake International Center Plat 2 (according to the Official Plat thereof, filed in Book "76-5" of Plats at Page 107 of the Official Records of the Salt Lake County Recorder), and thence South 89°58' West 239.90 feet to a point on the common boundary of Lots 1 and 2 of said Plat 2.

Also, together with:

Right of way for ingress and egress, for access and driveway purposes, as provided for and further defined in that certain access easement recorded April 9, 2001 as Entry No. 7865608 in Book 8443 at Page 8925 of Official Records of the Salt Lake County Recorder, over and across the following described tract of land situate in the City of Salt Lake, County of Salt Lake, State of Utah, to-wit:

A 10 foot access easement as shown on the "Amended Parcel Plat 2A and Lots 1 and 2, Plat 2, Salt Lake International Center"; said amended plat was recorded November 22, 2000 as Entry No. 7765425 in Book 2000P at Page 330 in the Office of the Salt Lake County Recorder, and being more particularly described as follows:

Beginning on the East line of Neil Armstrong Road at a point South 00°02'00" East 801.50 feet from the Northeast Corner of Salt Lake International Center Plat 1A, an industrial subdivision of part of Section 36, Township 1 North, Range 2 West, Salt Lake Base and Meridian, Salt Lake City, Utah; and running thence North 89°58'00" East 415.00 feet; thence North 00°02'00" West 10.00 feet; thence South 89°58'00" West 415.00 feet to the Easterly line of Neil Armstrong Road; thence South 00°02'00" East 10.00 feet to the point of beginning.

APN: 07-36-276-015