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Rhonda Francis Summit County Recorder

07/26/2023 12:12:57 PM Fee \$40.00

By SCALLEY READING BATES HANSEN & RASMUSSEN, P.
Electronically Recorded

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. 91158-01F

Parcel No. TCVC-A-2AM

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 Layfield & Wallace, APC, a California corporation, as trustor(s), in which Toll Creek, L.C., a Utah limited liability company is named as beneficiary, and Park City Title Company is appointed trustee, and filed for record on October 23, 2015, and recorded as Entry No. 1031163, in Book 2321, at Page 800, Records of Summit County, Utah.

SEE ATTACHED EXHIBIT "A"

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the July 1, 2017 monthly installment and all subsequent installments thereafter 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. All delinquent payments, late charges, foreclosure costs, and property taxes and assessments, if any, must be paid in full within three months of the recording of this Notice to reinstate the loan. Furthermore, any other default, such as a conveyance of the property to a third party, allowing liens and encumbrances to be placed upon the property, or allowing a superior lien to be in default, must also be cured within the three-month period to reinstate the loan.

DATED this 21 day of July, 2023.

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



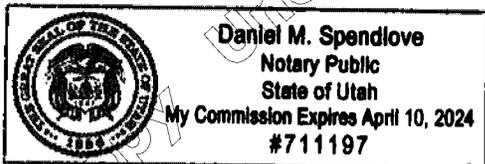
By: Marlon L. Bates

Its: Supervising Partner

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 21 day of July, 2023, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC

EXHIBIT "A"

STORAGE UNIT A, TOLL CREEK VILLAGE SECOND AMENDED, A UTAH CONDOMINIUM PROJECT, TOGETHER WITH ITS APPURTENANT UNDIVIDED OWNERSHIP INTEREST IN AND TO THE COMMON AREAS AND FACILITIES, AS ESTABLISHED AND DESCRIBED IN THE RECORD OF SURVEY MAP RECORDED AUGUST 13, 2010 AS ENTRY NO. 904718, AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF TOLL CREEK VILLAGE OFFICE CONDOMINIUMS, RECORDED SEPTEMBER 2, 2005 AS ENTRY NO. 749496 IN BOOK 1730 AT PAGE 1816, THE AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF TOLL CREEK VILLAGE OFFICE CONDOMINIUMS RECORDED FEBRUARY 27, 2008 AS ENTRY NO. 838525 IN BOOK 1916 AT PAGE 1360, AND THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF TOLL CREEK VILLAGE OFFICE CONDOMINIUMS RECORDED SEPTEMBER 19, 2013 AS ENTRY NO. 979487 IN BOOK 2207 AT PAGE 1236, RECORDS OF SUMMIT COUNTY, UTAH.