

14207114 B: 11473 P: 1015 Total Pages: 1
02/21/2024 04:19 PM By: Jattermann 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. 41211-03F
Parcel No. 16-27-401-012

NOTICE OF DEFAULT

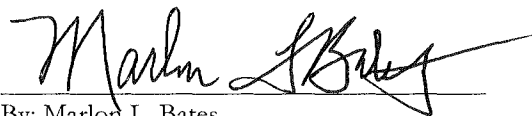
NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust executed by 33 Holdings, LLC, as trustor(s), in which ABC Lending is named as beneficiary, and Title Guarantee, a Title Insurance Agency, LLC is appointed trustee, and filed for record on February 26, 2021, and recorded as Entry No. 13580777, in Book 11126, at Page 8535, Records of Salt Lake County, Utah.

BEGINNING AT A POINT ON THE EAST LINE OF 23RD EAST STREET, SAID POINT BEING EAST 54.90 FEET AND SOUTH 00°30'30" WEST 357.52 FEET FROM THE CENTER SECTION 27, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 85°45' EAST 239.52 FEET; THENCE SOUTH 00°30'30" WEST 69.77 FEET; THENCE NORTH 85°34' WEST 100 FEET; THENCE SOUTH 00°30'30" WEST 21.0 FEET; THENCE NORTH 85°34' WEST 139.57 FEET TO THE EAST LINE OF 23RD EAST STREET; THENCE NORTH 00°30'30" EAST ALONG SAID EAST LINE 90.0 FEET TO THE POINT 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 August 26, 2021, as required by the Note and failed to pay the property taxes for 2021, 2022 and 2023. 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 21 day of February, 2024.

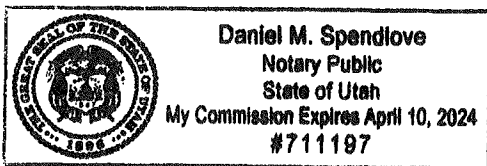
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates
Its: Supervising Partner

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

The foregoing instrument was acknowledged before me this 21 day of February, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.


NOTARY PUBLIC