

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. 90161-01F

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Commercial Deed of Trust, Security Agreement, Fixture Filing and Assignment of Leases and Rents executed by PREG-Advantis AMJ Salt Lake City, LLC, a Delaware limited liability company, as trustor(s), in which Titan Funding, LLC, a Florida limited liability company is named as beneficiary, and Old Republic National Title Insurance is appointed trustee, and filed for record on December 4, 2023, and recorded as Entry No. 14181325, in Book 11459, at Page 6990, Records of Salt Lake 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 September 1, 2024 monthly installment and all subsequent installments thereafter and failed to pay the entire principal balance and all accrued interest and other charges on or before December 1, 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 4 day of December, 2024.

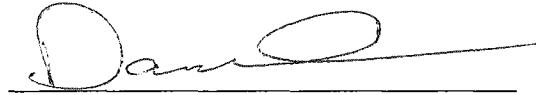
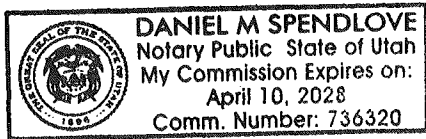
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates
Its: Supervising Partner

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

The foregoing instrument was acknowledged before me this 4 day of December, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1: ALL OF LOTS 9 & 10, WESTERN SUBDIVISION OF PART OF BLOCK 57, PLAT "C", SALT LAKE CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH. 08-35-455-016 & 08-35-455-017

PARCEL 2: LOTS 13 AND 14, WESTERN SUBDIVISION OF BLOCK 57, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH. 08-35-455-020

PARCEL 3: LOT 11, WESTERN SUBDIVISION OF BLOCK 57, PLAT "C", ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH. 08-35-455-018

PARCEL 4: ALL OF LOT 12, WESTERN SUBDIVISION OF BLOCK 57, PLAT "C", ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH. 08-35-455-019