

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder

05/12/2025 04:20:04 PM Fee \$40.00 By SCALLEY

READING BATES HANSEN & RASMUSSEN, P.C.

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. 67152-169F

Parcel No. SG-5-3-6-4421-ERD (as reflected on Deed of Trust)

SG-5-3-6-4421 (as currently reflected)

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, Assignment of Leases and Rents, Fixture Filing, Security Agreement, and Financing Statement executed by Guadalajara Grill, Inc., a Utah corporation, as trustor(s), in which Mountain America Federal Credit Union is named as beneficiary, and Mountain America Federal Credit Union is appointed trustee, and filed for record on December 22, 2022, and recorded as Entry No. 20220054015, Records of Washington 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 February 1, 2025 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 12th day of May, 2025.

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

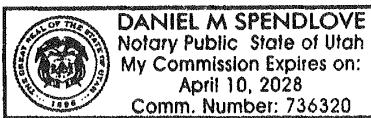


By: Marlon L. Bates

Its: Supervising Partner

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

The foregoing instrument was acknowledged before me this 12th day of May, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.




NOTARY PUBLIC

EXHIBIT "A"

BEGINNING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; THENCE RUNNING THENCE NORTH 89°28'23" EAST 959.15 FEET ALONG THE SECTION LINE AND SOUTH 00°31'37" EAST 591.18 FEET TO THE TRUE POINT OF BEGINNING SAID TRUE POINT OF BEGINNING BEING ON THE WEST RIGHT OF WAY LINE OF CONVENTION CENTER DRIVE, A 66.00 FOOT RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 21°11'37" WEST 129.86 FEET TO A POINT OF CURVATURE WITH A 1333.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 41.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°48'02"; THENCE LEAVING SAID RIGHT OF WAY NORTH 78°52'05" WEST 229.42 FEET TO THE EAST NON ACCESS LINE OF INTERSTATE 15; THENCE NORTH 11°07'54" EAST 166.06 FEET TO A RIGHT OF WAY MONUMENT; THENCE NORTH 18°53'31" EAST 48.36 FEET; THENCE SOUTH 68°48'23" EAST 256.19 FEET TO THE POINT OF BEGINNING.