

Notice of Default Page 1 of 4

Gary Christensen Washington County Recorder
 12/15/2025 03:24:16 PM Fee \$42.00 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. 67152-171F

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. 20220054016, 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 October 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 15 day of December, 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 15 day of December, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

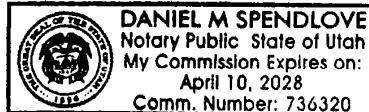

 NOTARY PUBLIC


EXHIBIT "A"

PARCEL 1 (LV-42-A-3):

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4SE1/4) OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 0°23'03" EAST ALONG THE 1/16 LINE, 744.69 FEET TO A POINT ON THE LA VERKIN CITY LIMITS AND THE THREAD OF THE RIVER; THENCE NORTH 67°52'36" WEST ALONG SAID LA VERKIN CITY LIMITS AND THE THREAD OF THE RIVER 668.49 FEET; THENCE CONTINUING ALONG SAID LA VERKIN CITY LIMITS AND THE THREAD OF THE RIVER, NORTH 41°51'15" WEST, 467.98 FEET; THENCE CONTINUING ALONG SAID LA VERKIN CITY LIMITS AND THE THREAD OF THE RIVER, NORTH 24°10'09" EAST, 163.02 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4SE1/4) OF SAID SECTION 26; THENCE SOUTH 89°42'28" EAST ALONG SAID NORTH LINE 859.80 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (LV-42-A-2-C):

BEGINNING AT A POINT NORTH 89°57'10" WEST ALONG THE QUARTER SECTION LINE, 1081.74 FEET FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 65°40'16" EAST 130.15 FEET; THENCE SOUTH 21°08'44" WEST 102.14 FEET; THENCE NORTH 77°41'48" WEST 185.000 FEET; THENCE NORTH 12°04'44" EAST 112.00 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE SOUTH 89°57'10" EAST, ALONG THE QUARTER SECTION LINE, 75.56 FEET TO THE POINT OF BEGINNING.

SAID PARCEL WAS PREVIOUSLY DESCRIBED ON VARIOUS RECORDED DOCUMENTS AS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 2652.4 FEET, WEST 734.3 FEET PARALLEL TO THE NORTH LINE OF SAID SECTION 26, TO STATE HIGHWAY ENGINEER'S STATION 518+53; THENCE CONTINUING WEST APPROXIMATELY 70.0 FEET, TO A POINT 10.0 FEET WEST OF THE WEST LINE OF SAID STATE HIGHWAY; THENCE SOUTH 21°04' WEST PARALLELING SAID STATE HIGHWAY 60.0 FEET, TO THE TRUE POINT OF BEGINNING, AND FROM SAID TRUE POINT OF BEGINNING, RUNNING THENCE SOUTH 21°04' WEST PARALLEL WITH SAID STATE HIGHWAY 100.0 FEET; THENCE APPROXIMATELY NORTH 77°30' WEST 185.0 FEET; THENCE APPROXIMATELY NORTH 12° EAST 112.0 FEET. MORE OR LESS, TO THE NORTH LINE OF THE NE 1/4 SE 1/4 OF SAID SECTION 26; THENCE EAST ON THE NORTH LINE OF SAID NE1/4 SE1/4, A DISTANCE OF 68.0 FEET; THENCE APPROXIMATELY SOUTH 65°45' EAST 138.0 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, BEING A PART OF THE NE1/4 SE1/4 OF SAID SECTION 26.

PARCEL 3 (LV-42-A-2-2):

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°57'10" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 165.87 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE ANGUS POTTER PROPERTY AS IDENTIFIED IN BOOK 457, AT PAGE 23, OF OFFICIAL RECORDS; THENCE APPROXIMATELY SOUTH 12° WEST 111.81 FEET, MORE OR LESS, TO A CORNER OF THE ABOVE POTTER PROPERTY; THENCE SOUTH 77°30' EAST, 195.11 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF POTTER PROPERTY, AND AN EXTENSION THEREOF, TO THE WEST RIGHT OF WAY LINE OF HIGHWAY U-9; THENCE SOUTH 21°08'45" WEST, 70.37 FEET, MORE OR LESS, ALONG SAID RIGHT OF WAY LINE, TO THE NORTHWEST CORNER OF THE HOME COMPANY PROPERTY, AS IDENTIFIED IN BOOK 940, AT PAGE 587 OF OFFICIAL RECORDS; THENCE NORTH 89°57'10" WEST, 305.34 FEET, MORE OR LESS, TO THE 1/16 SECTION LINE; THENCE NORTH 00°37'49" WEST, 217.12 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 4 (LV-42-E):

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4) OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°37'49" EAST ALONG THE 1/16 LINE 217.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°37'49" EAST, 373.10 FEET TO A POINT ON TOP OF A SHEAR LEDGE; THENCE SOUTH 81°11'16" EAST, ALONG SAID LEDGE 151.06 FEET TO THE WEST RIGHT OF WAY LINE OF HIGHWAY U-9; THENCE NORTH 21°08'45" EAST ALONG SAID RIGHT OF WAY LINE 424.33 FEET; THENCE NORTH 89°57'10" WEST, 305.34 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 5 (LV-42-A-2-1):

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, THENCE SOUTH ALONG 1/16 LINE 1254 FEET, MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY U-17; THENCE NORTH ALONG HIGHWAY RIGHT OF WAY TO THE NORTH LINE OF THE SOUTHEAST QUARTER; THENCE WEST TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 THENCE SOUTH 0°37'49" EAST LONG 1/16 SECTION LINE 217.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°37'49" EAST 373.1 FEET TO TOP OF SHEER LEDGE; THENCE SOUTH 81°11'16" EAST ALONG LEDGE 151.06 FEET TO THE WEST RIGHT OF WAY LINE OF HIGHWAY U-9; THENCE NORTH 21°09'45" EAST ALONG SAID RIGHT OF WAY LINE 424.33 FEET; THENCE NORTH 89°57'10" WEST 305.34 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM: BEGINNING NORTH 89°57'10" WEST 942.215 FEET ALONG COUNTY SECTION LINE AND SOUTH 21°08'45" WEST 60 FEET ALONG A LINE PARALLEL TO AND 10 FEET FROM THE WEST RIGHT OF WAY LINE OF HIGHWAY U-9 FROM THE EAST QUARTER CORNER OF SECTION 26; THENCE SOUTH 21°08'45" WEST 100 FEET; THENCE NORTH 77°30' WEST 185 FEET; THENCE NORTH 12° EAST 111.805 FEET TO THE COUNTY SECTION LINE; THENCE SOUTH 89°57'10" EAST 68 FEET ALONG THE COUNTY SECTION LINE; THENCE SOUTH 65°54'44" EAST 137.41 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 THENCE SOUTH 89°57'10" EAST ALONG THE QUARTER SECTION LINE 165.87 FEET MORE OR LESS TO THE NORTHWEST CORNER OF POTTER PROPERTY; THENCE SOUTH 12° WEST 111.81 FEET MORE OR LESS TO THE CORNER OF THE POTTER PROPERTY; THENCE SOUTH 77°30' EAST 165.11 FEET MORE OR LESS ALONG THE SOUTH LINE OF POTTER PROPERTY AND EXTENSION TO THE WEST RIGHT OF WAY LINE OF HIGHWAY U-9; THENCE SOUTH 21°08'45" WEST 70.37 FEET MORE OR LESS ALONG RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF HOME CO PROPERTY; THENCE NORTH 89°57'10" WEST 305.34 FEET MORE OR LESS TO 1/16 SECTION LINE; THENCE NORTH 0°37'49" WEST 217.12 FEET MORE OR LESS TO POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM: SOUTHERLY PORTION OF PROPERTY IN HURRICANE CITY.

PARCEL 6 (LV-168-B):

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, LA VERKIN, UTAH: BEGINNING AT THE CENTER EAST SIXTEENTH CORNER OF SECTION 16, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING NORTH 89°57'10" WEST, A DISTANCE OF 1323.18 FEET ALONG THE CENTER SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 26, (SAID SIXTEENTH CORNER AND QUARTER CORNER BEING VERIFIED AS SHOWN ON RECORD OF SURVEY #4960-08 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER) AND RUNNING THENCE NORTH 89°57'10" WEST ALONG THE CENTER SECTION LINE A DISTANCE OF 532.27 FEET TO A REBAR MARKED WITH A RED CAP AT THE EDGE OF A BASALT CLIFF; THENCE ALONG THE BASALT CLIFF THE FOLLOWING 7 COURSES, MORE OR LESS; NORTH 22°23'21" EAST, A DISTANCE OF 77.49 FEET; THENCE SOUTH 80°56'46" EAST, A DISTANCE OF 43.53 FEET; THENCE NORTH 56°43'11" EAST, A DISTANCE OF 50.44 FEET; THENCE NORTH 76°41'30" EAST, A DISTANCE OF 305.61 FEET; THENCE SOUTH 74°24'16" EAST A DISTANCE OF 116.63 FEET; THENCE SOUTH 16°43'20" EAST A DISTANCE OF 28.46 FEET TO THE EAST SIXTEENTH LINE OF SAID SECTION 26; THENCE ALONG SAID SIXTEENTH LINE SOUTH 0°37'49" EAST A DISTANCE OF 106.83 FEET TO THE POINT OF BEGINNING.