

#3



W2835273

When Recorded Mail to:
Lester A. Perry
4276 Highland Drive
Salt Lake City, Utah 84124

E# 2835273 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
04-Jan-17 1207 PM FEE \$18.00 DEP TN
REC FOR: BACKMAN NTP
ELECTRONICALLY RECORDED

6- 071 983

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN:

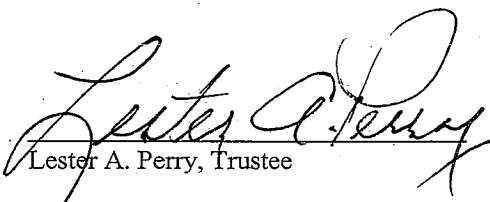
Lester A. Perry, Trustee, whose address is 4276 Highland Drive, Salt Lake City, Utah 84124 is the Successor Trustee under the Third Non-Recourse Trust Deed executed by 23rd Partners, LLC, as Trustor, October 23, 2013, in which Cornerstone Title Insurance Agency, LLC, was named as Trustee, for whom Lester A. Perry, Attorney at Law, was substituted, and Liberty Mountain Group, LLC was named as the Beneficiary; which Trust Deed was filed for record in the office of the Weber County Recorder on October 24, 2013, as Entry No. 2661364 of the records of said County Recorder.

The Trust Deed covers real property in Weber County, State of Utah, identified on Exhibit "A" hereto

Payments were not made in accordance with the terms of the Trust Deed and the Note and the Trustor failed to timely extend the payoff date of the Note or other obligation secured thereby. Trustors are also responsible for property taxes, insurance, costs of upkeep of the property, attorney's fees and costs of foreclosure.

By reason of such default, the Beneficiary under the Trust Deed has executed and delivered to the Successor Trustee a written declaration of default and demand for sale, and does hereby elect to accelerate the payment of all sums, and declare all of said sums secured by the Trust Deed immediately due and payable. Trustee hereby elects to sell or cause the trust property to be sold to satisfy the obligations secured thereby.

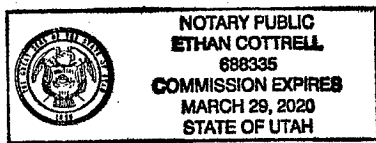
DATED this 29th day of January, 2016.

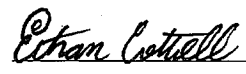

Lester A. Perry, Trustee

State of Utah)
)
County of Salt Lake)

On this 29 day of ^{December} ~~January~~, 2016, before me personally appeared Lester A. Perry, Trustee, personally known or satisfactorily proved to me on the basis of satisfactory evidence to be the person whose name is subscribed on this instrument, and acknowledged that he executed the same.

S
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 Notary Public

TO ALL PARTIES HAVING ANY INTEREST THEREIN:

Lester A. Perry, a Utah attorney with the address of, HOOLE & KING, 4276 Highland Drive, Salt Lake City, Utah, 84124, as Trustee, has commenced foreclosure of a Deed of Trust, which may affect any interest you may have or claim in the property described in the attached Notice of Default.

Pursuant to the provision of Section 57-1-31, Utah Code Annotated, the Trustor, or his successor in interest, or any other person having a subordinate lien or encumbrance of record thereon, or any beneficiary under a subordinate Trust Deed, at any time within three months of the filing for record of the Notice of Default, may pay to the beneficiary, at Hoole & King, L.C., 4276 Highland Drive, Salt Lake City, Utah 84124, the entire amount then due under the terms of the Trust Deed and the obligation secured thereby, including costs, expenses, trustee's and attorney's fees actually incurred, and thereby cure the default and all proceedings theretofore had or instituted shall be dismissed or discontinued and the obligation and Trust Deed reinstated and shall be and remain in force and effect the same as if no acceleration had occurred.

Please govern yourselves accordingly. For questions, please contact Lester A. Perry at (801) 272-7556 during regular business hours of 9:00 a.m. to 5:30 p.m., Monday through Friday.

EXHIBIT A – LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

PART OF LOT 1, BLOCK 41, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 4 RODS EAST OF THE SOUTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE EAST 41 FEET; THENCE NORTH 8 RODS; THENCE WEST 41 FEET; THENCE SOUTH 8 RODS TO THE PLACE OF BEGINNING.

THE FOLLOWING IS SHOWN FOR INFORMATION PURPOSES ONLY: 01-035-0007

PARCEL 2:

PART OF LOT 1, BLOCK 41, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, RUNNING THENCE NORTH 8 RODS; THENCE EAST 4 RODS; THENCE SOUTH 8 RODS; THENCE WEST 4 RODS TO THE PLACE OF BEGINNING.

THE FOLLOWING IS SHOWN FOR INFORMATION PURPOSES ONLY: 01-035-0008

PARCEL 3:

PART OF LOT 10, BLOCK 41, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 150 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 10; THENCE WEST 180 FEET; THENCE SOUTH 132 FEET; THENCE EAST 180 FEET; THENCE NORTH 132 FEET TO THE PLACE OF BEGINNING.

THE FOLLOWING IS SHOWN FOR INFORMATION PURPOSES ONLY: 01-035-0055

PARCEL 4:

PART OF LOT 3, BLOCK 41, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT A POINT 82.5 FEET WEST AND 165 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 2, AND RUNNING THENCE EAST 40 FEET; THENCE NORTH 99 FEET; THENCE WEST 40 FEET; THENCE SOUTH 99 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY AS FOLLOWS: BEGINNING AT A POINT 37.5 FEET WEST FROM THE SOUTHEAST CORNER OF LOT 2; THENCE NORTH 264 FEET; THENCE WEST 10 FEET; THENCE SOUTH 264 FEET THENCE EAST 10 FEET TO THE PLACE OF BEGINNING.

THE FOLLOWING IS SHOWN FOR INFORMATION PURPOSES ONLY: 01-035-0018

PARCEL 5:

PART OF LOT 3, BLOCK 41, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH: BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, AND RUNNING THENCE NORTH 132 FEET TO NORTH LINE OF LOT 3; THENCE WEST 42.5 FEET; THENCE SOUTH 132 FEET TO THE SOUTH LINE OF LOT 3; THENCE EAST 42.5 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT-OF-WAY AS FOLLOWS: BEGINNING AT A POINT 37.5 FEET WEST FROM THE SOUTHEAST CORNER OF LOT 2; THENCE NORTH 264 FEET; THENCE WEST 10 FEET; THENCE SOUTH 264 FEET; THENCE EAST 10 FEET TO THE PLACE OF BEGINNING

THE FOLLOWING IS SHOWN FOR INFORMATION PURPOSES ONLY: 01-035-0019