



W3251177

E# 3251177 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
18-Aug-22 0328 PM FEE \$40.00 DEP SLV
REC FOR: SMITH KNOWLES PC
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO:

M. Darin Hammond
SMITH KNOWLES, P.C.
2225 Washington Blvd., Suite 200
Ogden, Utah 84401
Telephone: (801) 476-0303
Fax: (801) 476-0399

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN that M. Darin Hammond is the Successor Trustee under a certain Deed of Trust (“Trust Deed”) dated July 14, 2020, and executed by PSION HOMES DBA UA FIU, LLC, as Trustor, to secure certain obligations in favor of SCADDEN FAMILY INVESTMENTS, LLC, as Beneficiary, and HICKMAN LAND TITLE COMPANY, as Trustee, which Trust Deed was recorded on July 15, 2020, as Entry Number 3068886, in the Official Records of Weber County, State of Utah, describing land therein situated in Weber County, Utah, and more particularly as follows:

PARCEL 1:

A PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION, SAID POINT BEING 901.56 FEET SOUTH 89°41'49" EAST ALONG SAID SOUTH LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 24, AND RUNNING THENCE NORTH 04°11'49" WEST 750.58 FEET TO A FENCE; THENCE SOUTH 77°58'45" EAST 275.83 FEET ALONG SAID FENCE; THENCE SOUTH 82°14'12" EAST 9.23 FEET ALONG FENCE; THENCE SOUTH 04°00'40" EAST 697.13 FEET TO THE SOUTH LINE OF SAID SECTION 24; THENCE NORTH 89°41'49" WEST ALONG SAID SOUTH LINE 267.05 FEET TO THE POINT OF BEGINNING

PARCEL 2:

A PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE

EASTERLY LINE OF HOOPER IRRIGATION CO. PROPERTY, TAX ID NO. 15-064-0025 LOCATED 180.73 FEET NORTH 01°07'120" EAST ALONG THE WEST LINE OF SAID SECTION AND 652.75 FEET SOUTH 89°41'49" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 24; RUNNING THENCE SOUTH 89°41'49" EAST 230.37 FEET TO THE WEST LINE OF H. CARL HOLLEY "TRUSTEE" PROPERTY, TAX ID NO. 15-064-0036; THENCE ALONG SAID WEST LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 03°58'36" EAST 72.59 FEET; AND (2) SOUTH 04°15'21" EAST 132.63 FEET (133.02 FEET BY RECORD); THENCE NORTH 89°26'22" WEST 192.77 FEET (NORTH 89°39'03" WEST 192.22 FEET BY RECORD) TO THE SOUTHEAST CORNER OF SAID HOOPER IRRIGATION CO. PROPERTY, TAX ID NO. 15-064-0025; THENCE ALONG THE EASTERLY LINE OF SAID HOOPER IRRIGATION CO. PROPERTY THE FOLLOWING TWO (2) COURSES: (1) NORTH 16°30'03" WEST 136.25 FEET (137.42 FEET BY RECORD); AND (2) NORTH 10°38'18" WEST 74.66 FEET TO THE POINT OF BEGINNING.

Former Tax Parcel Nos. 15-064-0056 & 15-064-0036

A Substitution of Trustee was recorded on August 18, 2022 as Entry No. 3251093.

A breach of the obligation in the form of a Trust Deed Note ("Note") for which the trust property was conveyed as security has occurred, in that payments required by the Note have not been paid, plus all amounts which hereafter become due and payable, including any additional payments, interest, late fees, trustees, and attorney's fees, and expenses actually incurred.

Pursuant to the directions of the current Beneficiary of the Trust Deed, M. Darin Hammond, as the Successor Trustee, hereby elects to sell the property or cause the property to be sold, pursuant to the provisions of the Trust Deed and the laws of the State of Utah, to satisfy the obligations thereunder.

This Notice is from a bill collector. This Notice is mailed and recorded in conjunction with an attempt to collect a debt and any information obtained will be used for that purpose.

DATED this 18th day of August, 2022.

M. Darin Hammond
M. Darin Hammond

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On the 18th day of August, 2022, personally appeared before me, M. Darin Hammond, who did say that he did sign the same as Successor Trustee.

Angie Stevenson
NOTARY PUBLIC

