



W3285777

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. 78085-06F
Parcel No. 01-015-0053

E# 3285777 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
05-Jun-23 0133 PM FEE \$40.00 DEP TH
REC FOR: SCALLEY READING BATES HANSEN & RA
ELECTRONICALLY RECORDED

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Trust Deed with Assignment of Rents executed by BM RE, LLC, a Delaware limited liability company, as trustor(s), in which RB50, LLC, a Delaware limited liability company is named as beneficiary, and Capstone Title & Escrow, Inc. is appointed trustee, and filed for record on April 20, 2021, and recorded as Entry No. 3146124, Records of Weber 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 entire principal balance and all accrued interest and other charges on or before October 20, 2021, 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 5th day of June, 2023.

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

By: Marlon L. Bates
Its: Supervising Partner

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

The foregoing instrument was acknowledged before me this 5th day of June, 2023, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

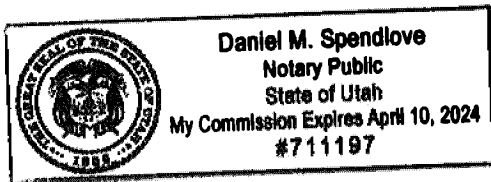

NOTARY PUBLIC

EXHIBIT "A"

PART OF LOT 9, BLOCK 17, PLAT "A", OF OGDEN CITY SURVEY: BEGINNING 511.5 FEET EAST OF THE NORTHWEST CORNER OF LOT 4 ON THE NORTH LINE OF LOT 9, AND RUNNING THENCE EAST TO THE NORTHEAST CORNER OF LOT 9, THENCE SOUTH 4 RODS TO THE CENTER OF LOT 9; THENCE WEST PARALLEL WITH THE NORTH LINE 150 FEET, MORE OR LESS, TO A POINT DUE SOUTH OF BEGINNING; THENCE NORTH 66 FEET, MORE OR LESS, TO BEGINNING. EXCEPTING: BEGINNING 5 FEET SOUTH AND 95 FEET WEST OF THE NORTHEAST CORNER OF LOT 9, AND RUNNING THENCE WEST 30 FEET; THENCE NORTH 5 FEET; THENCE WEST 24 FEET, MORE OR LESS, TO A POINT 511.5 FEET EAST OF THE NORTHWEST CORNER OF LOT 4; THENCE SOUTH 13 FEET; THENCE EAST 24 FEET, MORE OR LESS, TO A POINT 125 FEET WEST OF THE EAST LINE OF SAID LOT 9, THENCE NORTHEASTERLY 31.05 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9, RUNNING THENCE NORTH 5 FEET; THENCE WEST 125 FEET; THENCE SOUTH 10 FEET; THENCE EAST 125 FEET; THENCE NORTH 5 FEET TO BEGINNING.

ALSO: TOGETHER WITH A PERPETUAL RIGHT OF WAY OVER THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING 5 FEET SOUTH AND 95 FEET WEST OF THE NORTHEAST CORNER OF LOT 9 AND RUNNING THENCE WEST 30 FEET; THENCE SOUTH 8 FEET; THENCE NORTHEASTERLY 31.05 FEET TO BEGINNING.