

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. 48085-42F
Parcel No. 12-293-(0042, 0043, 0044, 0045, 0046, 0047; 0048; 0050; 0051; 0052; 0053; 0054; 0055; 0056; 0058; 0060; 0061; 0062; 0063) **SW**

E# 3333590 PG 1 OF 5
Leann H. Kilts, WEBER COUNTY RECORDER
22-Jul-24 0344 PM FEE \$58.00 DEP SD
REC FOR: SCALLEY READING BATES HANSEN & RAS
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 Construction Deed of Trust executed by FIG Jackson Crossing, LLC, a Utah limited liability company, as trustor(s), in which Ignite Funding, LLC FBO Exhibit "A" is named as beneficiary, and United West Title Insurance Agency, Inc is appointed trustee, and filed for record on December 6, 2023, and recorded as Entry No. 3307380, Records of Weber County, Utah.

ALL OF LOTS 302, 303, 304, 305, 306, 307, 308, 310, 311, 312, 313, 314, 315, 316, 318, 320, 321, 322, 323 THE VILLAS AT THE POINTE, OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

TOGETHER WITH ACCESS BY RECORDED EASEMENT ALSO KNOWN AS ENTRY NO. 3235098:2022

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) allowed a breach under the terms of another agreement between trustor and lender by failing to pay the entire principal balance and all accrued interest and other charges on or before June 27, 2024, 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 22 day of July, 2024.

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 22 day of July, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

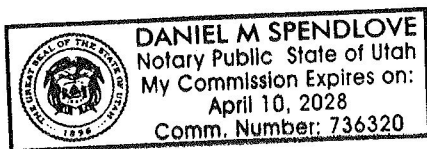

NOTARY PUBLIC

EXHIBIT "A"

Tranche 6030

Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED \$864,200.00 INTEREST.

Tranche 6031

Bhanu Sai Kishore Puvvala, a married man as his sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.

Daphne Hong Lim and Kin-Ping Lim Revocable Trust AS TO AN UNDIVIDED \$30,000.00 INTEREST.

Preferred Trust Company Custodian FBO Jeffrey Michael Tedora, IRA AS TO AN UNDIVIDED \$24,100.00 INTEREST.

Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED \$487,400.00 INTEREST.

Preferred Trust Company Custodian FBO James Bayard Haley, IRA AS TO AN UNDIVIDED \$13,100.00 INTEREST.

Connect Invest II, LLC AS TO AN UNDIVIDED \$289,600.00 INTEREST.

Tranche 6032

Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED \$296,200.00 INTEREST.

Stephen Gordon Piascik and Deborah Lynn Piascik, together as joint tenants AS TO AN UNDIVIDED \$12,000.00 INTEREST.

Linda Fay Burbage and Cleveland Backman Burbage III, together as joint tenants AS TO AN UNDIVIDED \$100,000.00 INTEREST.

Preferred Trust Company Custodian FBO Jason Ryan Purvis, IRA AS TO AN UNDIVIDED \$25,000.00 INTEREST.

Francisco Javier Vargas Alvarez, a married man as his sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.

The Carrie B Cook Separate Property Trust AS TO AN UNDIVIDED \$10,000.00 INTEREST.

The Kimbrell Family Trust UTD 2/14/2005 AS TO AN UNDIVIDED \$40,000.00 INTEREST.

Preferred Trust Company Custodian FBO Ramsey Benjamin Farmer, III, IRA AS TO AN UNDIVIDED \$11,000.00 INTEREST.

Preferred Trust Company Custodian FBO Roger Wayne Damron, IRA AS TO AN UNDIVIDED \$39,000.00 INTEREST.

The Stacy Mann Trust AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Ronald L Mccaslin and Marsha K Mccaslin, together as joint tenants AS TO AN UNDIVIDED \$12,000.00 INTEREST.

Preferred Trust Company Custodian FBO Christine G Nguyen, IRA AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Preferred Trust Company Custodian FBO Robert Harry Benton Jr., IRA AS TO AN UNDIVIDED \$12,800.00 INTEREST.

Goldsmith Services, LLC AS TO AN UNDIVIDED \$32,000.00 INTEREST.

Preferred Trust Company Custodian FBO Miodrag Radmilo Dostanic, IRA AS TO AN UNDIVIDED \$61,500.00 INTEREST.

John W Fritsky, a married man as his sole and separate property AS TO AN UNDIVIDED \$16,700.00 INTEREST.

Better Life Investments, Inc. AS TO AN UNDIVIDED \$20,000.00 INTEREST.

Preferred Trust Company Custodian FBO Jason Arthur Davis, IRA AS TO AN UNDIVIDED \$20,000.00 INTEREST.

Preferred Trust Company Custodian FBO Marianne Bell Mullins beneficiary of Jerry Mullins, IRA AS TO AN UNDIVIDED \$26,000.00 INTEREST.

Ronald Rogers, a married man as his sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.

Scott Mccurley Solo 401k Trust AS TO AN UNDIVIDED \$10,000.00 INTEREST.
Zulu Tango Trust AS TO AN UNDIVIDED \$20,000.00 INTEREST.

Tranche 6033

Mark Jordan Appel, a married man as his sole and separate property AS TO AN UNDIVIDED \$62,000.00 INTEREST.
Fernando Osvaldo Gomez, a married man as his sole and separate property AS TO AN UNDIVIDED \$100,000.00 INTEREST.
Juliana Wang, a single woman as her sole and separate property AS TO AN UNDIVIDED \$16,000.00 INTEREST.
Jack Sae Oh, a married man as his sole and separate property AS TO AN UNDIVIDED \$100,000.00 INTEREST.
Preferred Trust Company Custodian FBO Eric Steven Dubbs, Roth IRA AS TO AN UNDIVIDED \$39,000.00 INTEREST.
Megan Stephanie Appel and Mark Jordan Appel, together as joint tenants AS TO AN UNDIVIDED \$5,700.00 INTEREST.
William Traver Slade, a married man as his sole and separate property AS TO AN UNDIVIDED \$12,000.00 INTEREST.
Preferred Trust Company Custodian FBO Marc Tsuyoshi Mizuta, Roth IRA AS TO AN UNDIVIDED \$12,400.00 INTEREST.
Soloviator, LLC AS TO AN UNDIVIDED \$100,000.00 INTEREST.
Eric Dwayne Stuart, a single man as his sole and separate property AS TO AN UNDIVIDED \$25,000.00 INTEREST.
David Arthur Grant, a married man as his sole and separate property AS TO AN UNDIVIDED \$100,000.00 INTEREST.
The Jonathan Lu Trust AS TO AN UNDIVIDED \$200,000.00 INTEREST.
Second Amended and Restated Cherry L Brandstater Revocable Trust AS TO AN UNDIVIDED \$60,000.00 INTEREST.
Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED \$9,400.00 INTEREST.
Preferred Trust Company Custodian FBO Linda A Dubbs, IRA AS TO AN UNDIVIDED \$22,700.00 INTEREST.

Tranche 6034

The Woo Milk Family Trust AS TO AN UNDIVIDED \$100,000.00 INTEREST.
Dana Ann Naylor, a single woman as her sole and separate property AS TO AN UNDIVIDED \$50,000.00 INTEREST.
MADA Enterprises, LLC AS TO AN UNDIVIDED \$52,000.00 INTEREST.
Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED \$55,000.00 INTEREST.
Preferred Trust Company Custodian FBO Hasmukh Gokaldas Tanna, IRA AS TO AN UNDIVIDED \$25,000.00 INTEREST.
Canopy Realty, Inc Defined Benefit Plan AS TO AN UNDIVIDED \$200,000.00 INTEREST.
Khrystal Kay Quang-Kester, a single woman as her sole and separate property AS TO AN UNDIVIDED \$20,000.00 INTEREST.
Preferred Trust Company Custodian FBO Josefina Baliat Brillante, IRA AS TO AN UNDIVIDED \$35,000.00 INTEREST.
Preferred Trust Company Custodian FBO Richard Michael Schneider, Inherited Roth IRA AS TO AN UNDIVIDED \$27,100.00 INTEREST.
Johal Farms AS TO AN UNDIVIDED \$50,000.00 INTEREST.
Preferred Trust Company Custodian FBO Rick Lee Gianchetta, IRA AS TO AN UNDIVIDED \$15,000.00 INTEREST.
Gerald R Stearns Revocable Living Trust AS TO AN UNDIVIDED \$45,000.00 INTEREST.
Kenneth M Beckman, a single man as his sole and separate property AS TO AN UNDIVIDED \$15,300.00 INTEREST.
Preferred Trust Company Custodian FBO Dwight Ross Lindsay, IRA AS TO AN UNDIVIDED \$68,800.00 INTEREST.
Preferred Trust Company Custodian FBO James F Gross, IRA AS TO AN UNDIVIDED \$54,000.00 INTEREST.

Colette Methot Williamson, a married woman as her sole and separate property AS TO AN UNDIVIDED \$40,000.00 INTEREST.

Sheila Elizabeth Watson, a married woman as her sole and separate property AS TO AN UNDIVIDED \$12,000.00 INTEREST.

Tranche 6035

Preferred Trust Company Custodian FBO Ronald Edward Sturm, IRA AS TO AN UNDIVIDED \$41,800.00 INTEREST.

Preferred Trust Company Custodian FBO Barbara Jeanne Castle, IRA AS TO AN UNDIVIDED \$73,900.00 INTEREST.

Preferred Trust Company Custodian FBO Susan Elizabeth Castle, IRA AS TO AN UNDIVIDED \$128,500.00 INTEREST.

Sally Park, Trustee of the Park Family Trust A established under the Park Family Trust dtd February 12, 1998 AS TO AN UNDIVIDED \$113,000.00 INTEREST.

Wayne William Siegfried and Marian K Siegfried, together as joint tenants AS TO AN UNDIVIDED \$15,000.00 INTEREST.

Richard Todd Taylor and Maranda Danielle Taylor, together as joint tenants AS TO AN UNDIVIDED \$165,400.00 INTEREST.

Preferred Trust Company Custodian FBO Sandra L Shepherd, Roth IRA AS TO AN UNDIVIDED \$12,100.00 INTEREST.

Raul C Serrano and Josephine M Serrano Family Trust AS TO AN UNDIVIDED \$92,600.00 INTEREST.

Preferred Trust Company Custodian FBO William Phillip Kimbrell, IRA AS TO AN UNDIVIDED \$123,800.00 INTEREST. ~

Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED \$14,100.00 INTEREST.

Michael Craig Fussel, a single man as his sole and separate property AS TO AN UNDIVIDED \$59,000.00 INTEREST.

Tahwannah Rue Lyons, as trustee of the Tahwannah Rue Lyons Revocable Trust AS TO AN UNDIVIDED \$10,000.00 INTEREST.

Preferred Trust Company Custodian FBO Gary Lee Hahn, IRA AS TO AN UNDIVIDED \$15,000.00 INTEREST.

Tranche 6036

Bates Investments, LLC AS TO AN UNDIVIDED \$50,000.00 INTEREST.

Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED \$5,100.00 INTEREST.

Preferred Trust Company Custodian FBO Joseph C Verdina, IRA AS TO AN UNDIVIDED \$88,400.00 INTEREST.

Valerie Louise Hodges, a single woman as her sole and separate property AS TO AN UNDIVIDED \$29,200.00 INTEREST.

Jill Lisa Christopher, a single woman as her sole and separate property AS TO AN UNDIVIDED \$38,100.00 INTEREST.

Preferred Trust Company Custodian FBO Judy Irene Newton, IRA AS TO AN UNDIVIDED \$17,000.00 INTEREST.

Preferred Trust Company Custodian FBO Judith Francoise Harniman, IRA AS TO AN UNDIVIDED \$33,600.00 INTEREST.

Lien Thi Kim Nguyen and Duy Minh Tran, together as joint tenants AS TO AN UNDIVIDED \$67,600.00 INTEREST.

Manuel O. and Lenore A. Sousa Family Trust AS TO AN UNDIVIDED \$159,400.00 INTEREST.

Linda Gayle English, a single woman as her sole and separate property AS TO AN UNDIVIDED \$19,500.00 INTEREST.

Mark Manuel Sousa, a married man as his sole and separate property AS TO AN UNDIVIDED \$58,000.00 INTEREST.

Preferred Trust Company Custodian FBO Lynda Lee Ash, IRA AS TO AN UNDIVIDED \$112,200.00 INTEREST.

Preferred Trust Company Custodian FBO Mark Allan Buonauro, IRA AS TO AN UNDIVIDED \$46,600.00 INTEREST.

Preferred Trust Company Custodian FBO Kevin Hugh Williams, IRA AS TO AN UNDIVIDED \$107,000.00 INTEREST.

Preferred Trust Company Custodian FBO Lorraine Magallanes, IRA AS TO AN UNDIVIDED \$32,500.00 INTEREST.

Tranche 6037

Preferred Trust Company Custodian FBO Gary Neal Brown, IRA AS TO AN UNDIVIDED \$80,300.00 INTEREST.

Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED \$5,900.00 INTEREST.

Glenn William Black, a married man as his sole and separate property AS TO AN UNDIVIDED \$76,900.00 INTEREST.

Preferred Trust Company Custodian FBO Denise Ranae Hernandez, Inherited Traditional IRA AS TO AN UNDIVIDED \$117,300.00 INTEREST.

Heath Ryan Matthew Williams and Alisa Pearl Garcia Williams, together as joint tenants AS TO AN UNDIVIDED \$22,800.00 INTEREST.

Preferred Trust Company Custodian FBO Donald Balaban, IRA AS TO AN UNDIVIDED \$71,000.00 INTEREST.

Preferred Trust Company Custodian FBO George Wesley Walker, IRA AS TO AN UNDIVIDED \$38,100.00 INTEREST.

Preferred Trust Company Custodian FBO Fredrick Claude Williams, IRA AS TO AN UNDIVIDED \$102,900.00 INTEREST.

Floyd Wayne Newton and Judy Irene Newton, together as joint tenants AS TO AN UNDIVIDED \$110,900.00 INTEREST.

Preferred Trust Company Custodian FBO Floyd Wayne Newton, IRA AS TO AN UNDIVIDED \$26,800.00 INTEREST.

Preferred Trust Company Custodian FBO Edward Frank Budney, IRA AS TO AN UNDIVIDED \$62,600.00 INTEREST.

Gordon and Marilyn Mehling Living Trust AS TO AN UNDIVIDED \$148,700.00 INTEREST.

Tranche 6038

Preferred Trust Company Custodian FBO Ronald Wayne Schwartz, IRA AS TO AN UNDIVIDED \$90,900.00 INTEREST.

Daryl E. and Shirley Newton Family Trust AS TO AN UNDIVIDED \$59,700.00 INTEREST.

Preferred Trust Company, LLC - Client Account AS TO AN UNDIVIDED \$6,200.00 INTEREST.

Preferred Trust Company Custodian FBO David K J Shepherd, Roth IRA AS TO AN UNDIVIDED \$12,300.00 INTEREST.

Preferred Trust Company Custodian FBO Christine C Bloomquist, IRA AS TO AN UNDIVIDED \$60,000.00 INTEREST.

Preferred Trust Company Custodian FBO Alfred Hernandez, IRA AS TO AN UNDIVIDED \$100,000.00 INTEREST.

Anderson Family Trust AS TO AN UNDIVIDED \$134,000.00 INTEREST.

David K Shepherd and Sandra L. Shepherd, as Co-Trustors of The Shepherd Revocable Living Trust, Dated June 9, 2015 AS TO AN UNDIVIDED \$100,800.00 INTEREST.

Preferred Trust Company Custodian FBO Alex Sam Kosich Jr, IRA AS TO AN UNDIVIDED \$15,000.00 INTEREST.

Preferred Trust Company Custodian FBO Carl Lee Fessler, IRA AS TO AN UNDIVIDED \$71,800.00 INTEREST.

Preferred Trust Company Custodian FBO Al Velasquez Alvidrez, IRA AS TO AN UNDIVIDED \$22,900.00 INTEREST.

Preferred Trust Company Custodian FBO Barbara Hunter Sturm, IRA AS TO AN UNDIVIDED \$190,600.00 INTEREST.

Ignite Funding, LLC \$8,642,000.00 INTEREST