

~~E-3624056 B 8782 P 1001-1003
KELLY A. SILVESTER
DAVIS COUNTY, UTAH RECORDER
07/02/2025 04:29:49 PM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: 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. 71041-01F

Parcel No. Weber County Property: 03-041-0016

Davis County Property: 08-054-0107



W3375480

E# 3375480 PG 1 OF 3

B. Rahimzadegan, WEBER COUNTY RECORDER

02-Jul-25 0437 PM

FEE \$40.00 DEP DAC

REC FOR: SCALLEY READING BATES HANSEN & RASI

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 Second Trust Deed with Power of Sale and Assignments of Rents executed by Shonik, LLC, a Utah limited liability company, as trustor(s), in which O Happy Day, Inc., a Utah corporation is named as beneficiary, and Rudd & Hawkes Title Insurance Agency, LLC, is appointed trustee, and filed for record on September 30, 2022, and recorded as Entry No. 3257784, Records of Weber County, Utah, and filed for record September 30, 2022, and recorded as Entry No. 3501087, in Book 8103, at Page 1210, Records of Davis 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 March 30, 2023, 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 2 day of July, 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 2 day of July, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

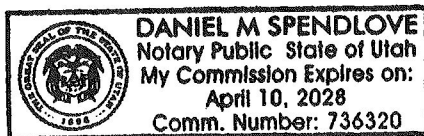

NOTARY PUBLIC

EXHIBIT "A"

PROPERTY 1 (Weber County)

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 01°17'55" EAST 429.28 FEET AND NORTH 88°41'22" WEST 314.00 FEET FROM THE FOUND OGDEN CITY SURVEY MONUMENT LOCATED AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 20TH STREET; THENCE NORTH 88°41'22" WEST 37.00 FEET; THENCE NORTH 01°17'55" EAST 138.57 FEET TO THE SOUTH RIGHT OF WAY LINE OF PARK BOULEVARD; THE NEXT TWO COURSES WILL BE ALONG THE SOUTH RIGHT OF WAY LINE OF PARK BOULEVARD, (1) NORTH 71°10'50" EAST 16.45 FEET, (2) THENCE 96.58 FEET ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 77°04'22" EAST 96.41 FEET); THENCE SOUTH 00°00'07" EAST 73.30 FEET; THENCE NORTH 88°41'31" WEST 73.57 FEET; THENCE SOUTH 01°17'55" WEST 94.66 FEET TO THE POINT OF BEGINNING.

Tax Serial Number: 03-041-0016 **SW**

PROPERTY 2 (Davis County)

BEGINNING ON THE NORTH LINE OF A LANE AT A POINT 11.025 CHAINS WEST AND 22.04 CHAINS NORTH OF THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, IN THE CITY OF FARMINGTON, AND RUNNING THENCE NORTH 284 FEET, MORE OR LESS, TO A POINT NORTH 89 DEG 27 MIN 35 SEC WEST OF A POINT ON THE WEST LINE OF A HIGHWAY NORTH 0 DEG 16 MIN 50 SEC WEST 1737.27 FEET ALONG THE SECTION LINE AND WEST 584.89 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION: THENCE SOUTH 89 DEG 27 MIN 35 SEC EAST 142.76 FEET TO THE WEST LINE OF SAID HIGHWAY; THENCE SOUTH 27 DEG 08 MIN EAST 248 FEET, MORE OR LESS, AND SOUTH 15 DEG 41 MIN EAST 75.5 FEET ALONG THE WEST LINE OF SAID HIGHWAY TO THE NORTH LINE OF SAID LANE; THENCE WEST 276 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

A PARCEL OF LAND SITUATE IN THE NORTHEAST 1/4, SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF GRANTORS ENTIRE TRACT, WHICH POINT OF BEGINNING IS THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF BURKE LANE AND THE WESTERLY RIGHT OF WAY LINE OF SR-106 (MAIN STREET), SAID POINT OF BEGINNING ALSO BEING 463.34 FEET NORTH 89 DEG 59 MIN 51 SEC WEST ALONG THE SOUTH LINE OF SAID SECTION 13 AND 1448.14 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 13; AND RUNNING THENCE NORTH 89 DEG 24 MIN 38 SEC WEST 14.53 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF SAID BURKE LANE: THENCE NORTH 32 DEG 24 MIN 16 SEC EAST 21.12 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF SR-106; THENCE SOUTH 10 DEG 08 MIN 18 SEC EAST 18.26 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE OF SR-106 TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

BEGINNING AT A POINT ON THE NORTH LINE OF PARK LANE SAID POINT BEING SOUTH 00 DEG 16 MIN 50 SEC EAST ALONG THE SECTION LINE 1215.41 FEET AND NORTH 89 DEG 45 MIN 00 SEC WEST 477.70 FEET FROM THE EAST 1/4 CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, IN DAVIS COUNTY, UTAH, AND RUNNING THENCE NORTH 89 DEG 45 MIN 00 SEC WEST 250.00 FEET ALONG THE NORTH SIDE OF PARK LANE; THENCE NORTH 00 DEG 16 MIN 50 SEC WEST 22.00 FEET; THENCE SOUTH 89 DEG 45 SEC 00 MIN EAST 241.86 FEET, THENCE NORTH 36 DEG 12 MIN 35 SEC EAST 27.09 FEET TO THE WEST LINE OF MAIN STREET; THENCE ALONG SAID WEST LINE THE FOLLOWING TWO (2) COURSES, SOUTH 16 DEG 17 MIN 56 SEC EAST 21.37 THENCE SOUTH 30 DEG 27 MIN 54 SEC WEST 27.13 FEET TO THE POINT OF BEGINNING.

TAX SERIAL NUMBER: 08-054-0107