

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. 63212-01F
Parcel No. 06-089-0080

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, Security Agreement, and Fixture Filing with Assignments of Rents executed by Eastbench RE, LLC, a Utah limited liability company, as trustor(s), in which MAC Lenders VIII, LLC, a Utah limited liability company is named as beneficiary, and Capstone Title & Escrow, Inc. is appointed trustee, and filed for record on August 10, 2021, and recorded as Entry No. 3407813, in Book 7819, at Page 1763, Records of Davis County, Utah.

ALL OF LOT 80, SKYPARK INDUSTRIAL PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DAVIS COUNTY, STATE OF UTAH.

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 May 1, 2022, failed to pay the March 2022 monthly interest payments and all monthly interest payments thereafter, allowed multiple liens to be added to title and failed to pay the 2021 and 2022 property taxes 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 24 day of April, 2023.

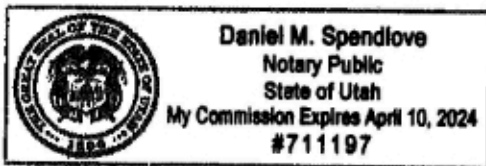
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates
Its: Supervising Partner

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

The foregoing instrument was acknowledged before me this 24 day of April, 2023, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.


NOTARY PUBLIC