

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. 11241-01F
Parcel No. 10-089 0076

NOTICE OF DEFAULT

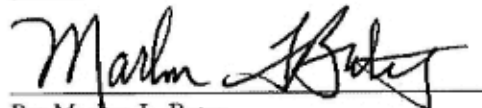
NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (First Lien Position) executed by Truman Marketing, LLC, a Utah limited liability company, as trustor(s), in which Bell Rock Income Fund 1, LLC, a Delaware limited liability company is named as beneficiary, and J. Martin Tate is appointed trustee, and filed for record on July 30, 2019, and recorded as Entry No. 3175922, in Book 7314, at Page 1412, 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 July 21, 2021, as required by the Amendment to Commercial Promissory 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 18 day of May, 2023.

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 18 day of May, 2023, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

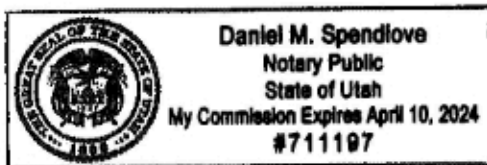

NOTARY PUBLIC

EXHIBIT "A"

BEGINNING AT A POINT NORTH 255.18 FEET AND EAST 794.77 FEET FROM THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ALSO SOUTH 58°50'30" WEST 15 FEET AND NORTH 31°09'30" WEST 2.0 FEET FROM THE NORTHWEST CORNER OF THE MOTEL BUILDING, AND RUNNING THENCE NORTH 58°50'30" EAST 225.95 FEET ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF SAID MOTEL BUILDING TO THE WESTERLY LINE OF A HIGHWAY; THENCE SOUTH 42°32'10" EAST 55.08 FEET ALONG THE WESTERLY LINE OF SAID HIGHWAY; THENCE SOUTH 58°50'30" WEST 236.82 FEET; THENCE NORTH 31°09'30" WEST 54.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY OVER: BEGINNING AT A POINT NORTH 255.18 FEET AND EAST 794.77 FEET AND NORTH 58°50'30" EAST 10.0 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 21, WHICH POINT IS ALSO SOUTH 58°50'30" WEST 5.0 FEET AND NORTH 31°09'30" WEST 2.0 FOOT FROM THE NORTHWEST CORNER OF MOTEL BUILDING, AND RUNNING THENCE SOUTH 31°09'30" EAST 31.43 FEET; THENCE SOUTH 60°16'40" WEST 119.8 FEET, MORE OR LESS TO THE EAST LINE OF MAIN STREET, THENCE NORTH 32°19' WEST 10.0 FEET ALONG SAID STREET LINE; THENCE NORTH 60°16'40" WEST 110.0 FEET, MORE OR LESS ALONG A LINE 0.5 OF A FOOT SOUTHERLY FROM THE SOUTHERLY LINE OF A BUILDING; THENCE NORTH 31°09'30" WEST 21.4 FEET; THENCE NORTH 58°50'30" EAST 10.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A TIGHT OF WAY FOR INGRESS AND EGRESS ON A STRIP OF LAND 20.0 FEET WIDE RUNNING FROM THE SOUTH LINE OF SAID PROPERTY, SOUTHERLY ACROSS THE ADJOINING LAND AND CONTINUING SOUTHERLY ON THE EXISTING RIGHT OF WAY TO GENTLE STREET.