

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.)
Parcel 1: 11-064-0166
Parcel 2: 10-044-0010

NOTICE OF DEFAULT

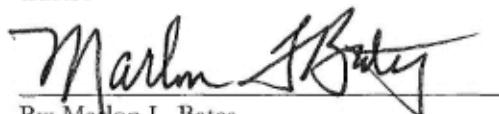
NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust executed by Acceptus Credit Inc., a Wyoming corporation, as trustor(s), in which Last Hope, LLC an Oregon limited liability company as to an undivided 14.50% interest and LTV Fund, LLC an Oregon limited liability company as to an undivided 23.50% interest and LTV Private Equity, Inc. a California corporation as to an undivided 62.00% interest all as tenants in common, are named as beneficiary, and LTV Private Equity, Inc., a California corporation is appointed trustee, and filed for record on April 22, 2024, and recorded as Entry No. 3568424, in Book 8486, at Page 221, 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 all of the September 15, 2025 monthly installment and all subsequent installments thereafter as required by the Note and failed to pay property taxes for the years 2023, 2024 and 2025. 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. All delinquent payments, late charges, foreclosure costs, and property taxes and assessments, if any, must be paid in full within three months of the recording of this Notice to reinstate the loan. Furthermore, any other default, such as a conveyance of the property to a third party, allowing liens and encumbrances to be placed upon the property, or allowing a superior lien to be in default, must also be cured within the three-month period to reinstate the loan.

DATED this 9 day of January, 2026.

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 9 day of January, 2026, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

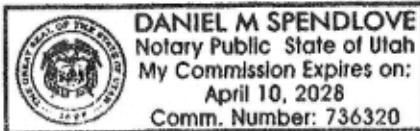

NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1:

BEGINNING AT A POINT ON THE WESTERLY LINE OF MAIN STREET (UTAH STATE ROAD NO. 106), SAID POINT BEING SOUTH 89°58'10" EAST 1147.02 FEET ALONG THE SECTION LINE AND NORTH 713.80 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 41°32'00" WEST 182.62 FEET ALONG SAIDWESTERLY LINE; THENCE SOUTH 48°54'30" WEST 10.98 FEET; THENCE NORTH 41°32'00" WEST 8.00 FEET; THENCE SOUTH 48°54'30" WEST 98.68 FEET TO A POINT ON A CHAIN LINK FENCE; THENCE SOUTH 40°54'28" EAST 191.47 FEET ALONG SAID FENCE; THENCE NORTH 48°28'00" EAST 111.74 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: BEGINNING AT A POINT WHICH IS SOUTH 89°58'10" EAST 1147.02 FEET ALONG SECTION LINE AND NORTH 713.80 FEET AND SOUTH 48°28'00" WEST 111.74 FEET AND NORTH 40°54'28" WEST 100.00 FEET ALONG A FENCE FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 48°28'00" EAST 6.23 FEET ALONG SAID FENCE; THENCE NORTH 40°54'28" WEST 9.30 FEET ALONG SAID FENCE; THENCE SOUTH 48°28'00" WEST 6.23 FEET ALONG SAID FENCE; THENCE SOUTH 40°54'28" EAST 9.30 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT NORTH 1633.8 FEET AND WEST 167.4 FEET AND SOUTH 89°51' WEST 611.06 FEET AND NORTH 51°19' WEST 803.55 FEET AND NORTH 38°41' EAST 340 FEET FROM THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 51°19' WEST 125 FEET TO THE SOUTHEASTERLY LINE OF A STREET, THENCE NORTH 38°41' EAST 160.25 FEET TO THE SOUTHWESTERLY LINE OF A HIGHWAY, THENCE SOUTH 51°19' EAST ALONG SAID HIGHWAY 151 FEET, THENCE SOUTH 38°41' WEST 160.24 FEET, THENCE NORTH 51°19' WEST 26 FEET TO THE POINT OF BEGINNING.