

After Recording Return to:

Checketts Law, Inc.
Thomas K. Checketts
182 South 1950 East
Layton, UT 84040
Phone: (801) 633-3155

Cross Reference: Entry 583749

Current Parcel IDs: 01-401-0-0003, 01-401-0-0007, 01-422-0-0009, and 01-422-0-0014

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN by THOMAS K. CHECKETTS, an active member of the Utah State Bar, Successor Trustee, that a default has occurred under that certain Trust Deed dated December 15, 2022, and executed by SHOSHONE VILLAGE, LLC, a Utah limited liability company by Trustor, in favor of IRONWOOD REAL ESTATE, LLC, as Beneficiary, in which COTTONWOOD TITLE INSURANCE AGENCY, INC. was named as Trustee. The Trust Deed was recorded in Tooele County, Utah, on December 23, 2022, as Entry No. 583749, of Official Records, all relating to and describing the real property situated in Tooele County, Utah, particularly described:

PARCEL: 01-401-0-0003 (formerly known as 03-007-0-0033)

BEING A PORTION OF A TOOEELE COUNTY RIGHT OF WAY RECORDED AS ENTRY NO. 278669, TOOEELE COUNTY RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, COUNTY OF TOOEELE, STATE OF UTAH, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, SAID CORNER BEARS NORTH 89°39'20" EAST 9.83 FEET FROM THE TOOEELE COUNTY WITNESS MONUMENT FOR SAID NORTHWEST CORNER; THENCE NORTH 89°39'20" EAST 130.67 FEET ALONG THE NORTH LINE OF SAID SECTION 3 TO THE EAST RIGHT OF WAY OF SR-36; THENCE ALONG SAID EAST RIGHT OF WAY, SOUTH 00°25'45" EAST 1325.30 FEET TO THE INTERSECTION OF SAID RIGHT OF WAY WITH THE SOUTH LINE OF SAID TOOEELE COUNTY RIGHT OF WAY; THENCE ALONG SAID SOUTH RIGHT OF WAY NORTH 89°38'33" EAST 6.66 FEET TO THE POINT OF BEGINNING; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, WHOSE RADIAL BEARING IS NORTH 60°30'29" WEST HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 61°30'16" AN

ARC DISTANCE OF 53.67 FEET; THENCE SOUTH 89°00'14" EAST 1062.55 FEET TO SAID SOUTH RIGHT OF WAY; THENCE ALONG SAID SOUTH RIGHT OF WAY SOUTH 89°38'33" WEST 1106.80 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE BEARING OF SOUTH 00°25'43" EAST BETWEEN THE WEST QUARTER CORNER AND NORTHWEST CORNER OF SAID SECTION 3.

CONTAINS 14,134 SQFT OR 0.324 ACRES OUT OF 03-007-0-0033 PER ENTRY #538592. 0.324 ACRES.

PARCEL:01-401-0-0007 (formerly known as 03-007-0-0013, 03-007-0-0034, and 03-007-0-0035)

THE SOUTH ONE HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE MERIDIAN; EXCEPTING THEREFROM THAT PORTION DEEDED TO UTAH DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN WARRANTY DEED RECORDED MARCH 12, 2004 AS ENTRY NO. 219836 INBOOK 929 AT PAGE 246 OF OFFICIAL RECORDS AND EXCEPTING THEREFROM THAT PORTION DEEDED TO TOOELE COUNTY BY THAT CERTAIN QUITCLAIM DEED RECORDED AUGUST 26, 2010 AS ENTRY NO. 346111 OF OFFICIAL RECORDS. BALANCE OF 03-007-0-0013 AFTER 03-007-0-0034 FOR 2011 YEAR. 76.259 ACRES--- OUT OF 03-007-0-0035 PER ENTRY # 563895 FOR 2023 YEAR. 76.259 ACRES.

PARCEL: 01-422-0-0009 (formerly known as 05-050-0-0018)

BEGINNING 33 FEET SOUTH AND 361.5 FEET WEST OF THE CENTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT OF THE BEGINNING BEING FURTHER DESCRIBED AS BEING ON THE SOUTH LINE OF THE COUNTY ROAD AND RUNNING THENCE SOUTH 361.5 FEET; THENCE EAST 361.5 FEET; THENCE SOUTH 925.5 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE WEST 1320 FEET; THENCE NORTH 1287 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID COUNTY ROAD; THENCE EAST TO THE POINT OF BEGINNING. OUT OF

05-050-0-0018 ENTRY # 563895 CITY OF ERDA FINAL LOCAL ENTITY PLAT FOR 2023 YEAR. 36 ACRES.

PARCEL: 01-422-0-0014 (formerly known as 05-050-0-0033)

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. EXCEPTING THEREFROM, THAT PORTION THEREOF, INCLUDED IN ROADS. ALSO LESS AND EXCEPTING THAT PORTION INDEED RECORDED MARCH 26,2004 AS ENTRY NO. 220557 THROUGH 220559 IN BOOK 932 AT PAGES 84 THROUGH 88 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT SOUTHWEST CORNER OF SAID SECTION 34, AND RUNNING THENCE NORTH 00°18'15" WEST 1324.75 FEET ALONG THE SECTION LINE TO THE 40 ACRE LINE; THENCE NORTH 89°40'31" EAST 128.98 FEET TO A POINT 100.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTER LINE OF SAID SR-36 OF SAID PROJECT, AT ENGINEER STATION 299+27.82; THENCE SOUTH 00°23'53" EAST 1324.76 FEET TO THE SECTION LINE AND SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 89°40'35" WEST 131.15 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING. OUT OF 05-050-0-0033 ENTRY #563895 CITY OF ERDA FINAL LOCAL ENTITYT PLAT FOR 2023 YEAR. 76.04 ACRES.

Approximately located on 3466 Highway 36 (the undersigned disclaims liability for any error in the address).

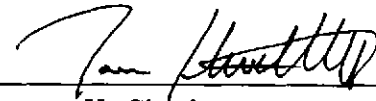
That the default which has occurred is the breach of obligations under the Trust Deed and its subsequent amendments. There is also due all of the expenses and fees of these foreclosure proceedings.

The Successor Trustee declares all sums secured thereby immediately due and payable and elects to sell the property described in the Trust Deed. The default is subject to reinstatement in accordance with Utah law. All reinstatements, assumptions or payoffs must be in lawful money of the United States of America, or certified funds. Personal Checks will not be accepted.

Notice is also given that despite any possible reduced payment arrangement agreed to by the Beneficiary and/or the Beneficiary's agent, hereafter, the Beneficiary, and/or Beneficiary's agent, does not necessarily intend to instruct the Successor Trustee to defer giving the notice of sale and completing foreclosure beyond the earliest time legally allowed, unless the Beneficiary specifically agrees otherwise in writing.

This is an attempt to foreclose a security instrument and any information obtained will be used for that purpose.

Dated this 2 day of May, 2023.

By: 
Thomas K. Checketts
Successor Trustee

STATE OF UTAH)

Salt Lake :SS
County of ~~Tooele~~)

The foregoing instrument was acknowledged before me this 2 day of May 2023, by Thomas K. Checketts as the Successor Trustee.




Notary Public