

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. 92069-412F

Parcel No. 13-021-0010

13-021-0027

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 BDL Structures L.L.C., a Utah limited liability company, as trustor(s), in which University First Federal Credit Union is named as beneficiary, and University First Federal Credit Union is appointed trustee, and filed for record on May 18, 2022, and recorded as Entry No. 60794:2022, Records of Utah 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 2024 property taxes for the parcel number 13-021-0027. 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 5 day of November, 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 5 day of November, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

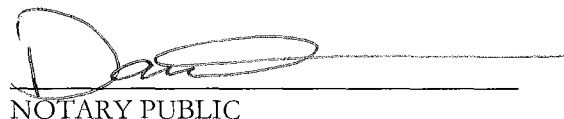
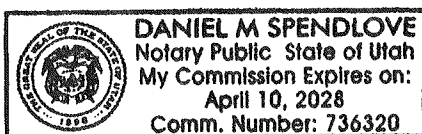

NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1:

COMMENCING 3319 FEET NORTH OF THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 55.5 FEET; THENCE NORTH 2°30' EAST 129 FEET; THENCE WEST 14 FEET; THENCE NORTH 2°30' EAST 218 FEET; THENCE EAST 14 FEET; THENCE SOUTH 2°30' WEST 143 FEET; THENCE EAST 79.60 FEET; THENCE NORTH 20 FEET; THENCE EAST 80.13 FEET; THENCE SOUTH 15°50' WEST 233 FEET; THENCE WEST 49.5 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 11897:84.

PARCEL 2:

COMMENCING 3319.00 FEET NORTH AND 55.50 FEET WEST OF THE SOUTH QUARTER OF SECTION CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 2°30' EAST 347 FEET TO THE SOUTH SIDE OF THE COUNTY ROAD; THENCE WEST 86 FEET ALONG THE SOUTH SIDE OF COUNTY ROAD; THENCE SOUTH 1°08' EAST 347 FEET, MORE OR LESS, TO A POINT DIRECTLY WEST OF THE POINT OF BEGINNING; THENCE EAST 77 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS A STRIP OF LAND 14 FEET WIDE BEGINNING ON THE SOUTH SIDE OF THE COUNTY ROAD AND AT THE NORTHEAST CORNER OF THE ABOVE-DESCRIBED LAND AND EXTENDING SOUTH 218 FEET.