After Recording Return To:

Michael D. Roberts MICHAEL D. ROBERTS, P.C. 10 W. 100 S., Ste. 450 Salt Lake City, UT 84101 Phone: (801) 355-4800

Business Hours: 8 a.m. to 5 p.m. Monday - Friday, except holidays

File No. 606012.04

9730227 5/22/2006 10:11:00 AM \$10.00 Book - 9297 Pg - 1748 Gary W. Ott Recorder, Salt Lake County, UT BEEHIVE TITLE INS AGCY LC BY: eCASH. DEPUTY - EF 1 P.

NOTICE OF DEFAULT AND ELECTION TO SELL

On or about October 20, 2004, Real Property Investments, as Trustor, executed for the benefit of F J Interests, LTD, as Beneficiary, a trust deed to secure the performance by the Trustor of promissory note obligations. The trust deed was recorded in the office of the Recorder of Salt Lake County Utah, on October 21, 2004, as Entry No. 9204024, in Book 9051 at Page 4940, covering the following described real property located in Salt Lake County, to wit:

LOT 36, BLOCK 2, WALKER'S SUBDIVISION, OF BLOCK 5, PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK "A" OF PLATS, AT PAGE 104 OF THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER.

TPN 15-12-254-030.

Commonly known as 858 South Jefferson Street, Salt Lake City, UT 84101.

F J Interests, LTD, is currently the holder of the beneficial interest in the trust deed. Michael D. Roberts is the current trustee. The monthly payments due under the promissory note are in default. All unpaid monthly payments are due, together with any unpaid taxes, insurance and other obligations under the promissory note and trust deed. Under the provisions of the promissory note and trust deed, the unpaid principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorneys' fees. Accordingly, the trustee has elected to sell the property described in the trust deed.

Dated this 22 day of May, 2006.

Michael D. Roberts MICHAEL D. ROBERTS, P.C. 10 W. 100 S., Ste. 450 Salt Lake City, UT 84101 801-355-4800

State of Utah) : ss.

County of Salt Lake

On the 22 day of May, 2006, personally appeared before me Michael D. Roberts, signer of the foregoing instrument, who being by me duly sworn, acknowledged to me that he executed the same.