



\*W3178675\*

AFTER RECORDING RETURN TO:  
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EH 3178675 PG 1 OF 4  
LEANN H KILTS, WEBER COUNTY RECORDER  
25-AUG-21 300 PM FEE \$40.00 DEP DC  
REC FOR: FROERER & MILES

**NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN that Zane S. Froerer, an attorney licensed to practice in the State of Utah, as Substitute Trustee, does record this Notice of Default pertaining to the obligations of CC&A of Utah, Trustor, who is in Default of obligations owed under a certain Trust Deed in favor of D-2 Investments, LLC, Beneficiary, and in which Metro National Title, is named as Trustee, which Trust Deed was recorded on June 5, 2020 as Entry No. 3059762, in the Official Records of Weber County, describing land therein situated in Weber County, Utah, and more particularly as follows:

Parcel: 03-014-0009

Legal Description: ALL OF LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 1, NEVADA ADDITION TO OGDEN CITY, WEBER COUNTY, UTAH. EXCEPTED, HOWEVER, THOSE PORTIONS THEREOF CONDEMNED IN FEE SIMPLE BY UTAH STATE ROAD COMMISSION FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED IN BOOK 1090 OF RECORDS, PAGE 365. ALSO LESS AND EXCEPTING: PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING WALL AVENUE, OGDEN, KNOWN AS PROJECT NO. F-0204(15)3, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHEAST QUARTER NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN WEBER COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT LIES 478.39 FEET NORTH 00D58'00" EAST ALONG THE MONUMENT LINE AND 40.00 FEET NORTH 89D02'00" WEST FROM THE FOUND OGDEN CITY STREET MONUMENT AT THE INTERSECTION OF WALL AVENUE AND 21ST STREET; AND RUNNING THENCE ALONG THE SOUTHERLY LINE OF SAID ENTIRE TRACT NORTH 89D00'55" WEST 4.93 FEET; THENCE NORTH 00D51'48" EAST 115.11 FEET; THENCE NORTH 04D54'39" WEST 15.71 FEET TO A POINT 46.75 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF WALL AVENUE OF SAID PROJECT AT ENGINEER STATION 56+09.12; THENCE NORTH 10D12'41" WEST 8.02 FEET; THENCE NORTH 03D17'09" WEST 9.44 FEET; THENCE NORTH 00D58'59" EAST 28.78 FEET; TO A POINT 48.99 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF WALL AVENUE OF SAID PROJECT AT ENGINEER STATION 56+55.19; THENCE NORTH 08D05'33" EAST 16.06 FEET; THENCE NORTH 46D51'12" WEST 50.59 FEET TO THE NORTHERLY LINE OF SAID ENTIRE TRACT AND SOUTHERLY RIGHT OF WAY LINE OF 20TH STREET, SAID POINT BEING 84.49 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CONTROL LINE OF WALL AVENUE OF SAID PROJECT AT ENGINEER STATION 57+05.09; THENCE ALONG SAID NORTHERLY LINE

NORTH 84D27'08" EAST 44.78 FEET TO THENORTHEAST CORNER OF SAID ENTIRE TRACT;  
 THENCE ALONG THEEASTERLY LINE OF SAID ENTIRE TRACT AND WESTERLY RIGHT OF  
 WAYLINE OF WALL AVENUE SOUTH 00D58'00" WEST 231.78 FEET TO THEPOINT OF BEGINNING  
 AS SHOWN ON THE OFFICIAL MAP OF SAIDPROJECT ON FILE IN THE OFFICE OF THE UTAH  
 DEPARTMENT OFTRANSPORTATION. THE ABOVE DESCRIBED PARCEL OF LAND  
 CONTAINS2187 SQUARE FEET OR 0.050 ACRE, MORE OR LESS. (E# 3164593)

Parcel: 03-014-0030

Legal Description: ALL THAT CERTAIN PARCEL OF LAND IN OGDEN, WEBER COUNTY,  
 UTAHSITUATE IN THE LOT 6, BLOCK 7, FIVE ACRE PLAT A, OGDEN CITYSURVEY IN SECTION  
 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE MERIDIAN AS HERETOFORE  
 AQUIRED BY THE OREGON SHORTLINE RAILROAD COMPANY (PREDECESSOR TO UNION  
 PACIFIC RAILROADCOMPANY) FROM OGDEN FRUIT GROWERS ASSOCIATION BY  
 AGREEMENTDATED JULY 10, 1909 SAID AGREEMENT BEING FURTHER IDENTIFIED INTHE  
 RECORDS OF SAID RAILROAD AS O S L R R CO AUDIT NO. 3904SAID PARCEL LYING NORTH OF  
 RUSHTON STREET WITHIN THESOUTHWESTERLY PORTION OF SAID LOT 6.

Parcel: 03-014-0031

Legal Description: ALL THAT CERTAIN TRACT OF LAND IN OGDEN, WEBER COUNTY,  
 UTAHSITUATE IN LOT 7, BLOCK 7, FIVE ACRE PLAT A, OGDEN CITYSURVEY IN SECTION 29,  
 TOWNSHIP 6 NORTH, RANGE 1 WEST, OFTHE SALT LAKE MERIDIAN HERETOFORE AQUIRED  
 BY THE UTAH ANDNORTHERN RAILWAY COMPANY (PREDECESSOR TO UNION  
 PACIFICRAILROAD COMPANY) FROM ISAC AUGUSTUS CANFIELD ET AL BY DEEDDATED  
 JANUARY 7, 1880 RECORDED JUNE 30, 1880 IN BOOK N OFDEED PAGE 67 OF RECORDS OF  
 WEBER COUNTY, UTAH.

Parcel: 03-015-0060

Legal Description: ALL THAT PORTION OF THE CERTAIN PARCEL OF LAND IN OGDEN, WEBER  
 COUNTY, UTAH SITUATE IN LOT 8, BLOCK 7, FIVE ACREPLAT A, OGDEN CITY SURVEY IN  
 SECTION 29, TOWNSHIP 6 NORTH,RANGE 1 WEST OF THE SALT LAKE MERIDIAN AS  
 HERETOFORE ACQUIREDTHE UTAH AND NORTHERN RAILWAY COMPANY (PREDECESSOR  
 TOUNION PACIFIC RAILROAD COMPANY) FROM GEORGE T ODELL ET ALBY DEED DATED  
 MARCH 9, 1888 RECORDED JULY 16, 1888 IN BOOKV, PAGE 585 OF THE RECORDS OF WEBER  
 COUNTY, UTAH SAID PORTIONLYING SOUTH OF TWENTIETH (20TH) STREET.

Parcel: 03-015-0001

Legal Description: PART OF LOTS 7, 8 AND 9, BLOCK 7, FIVE ACRE PLAT A, OGDENCITY SURVEY,  
 WEBER COUNTY, UTAH: BEGINNING AT A POINT WHICHIS NORTH 89D02' WEST 23 FEET FROM

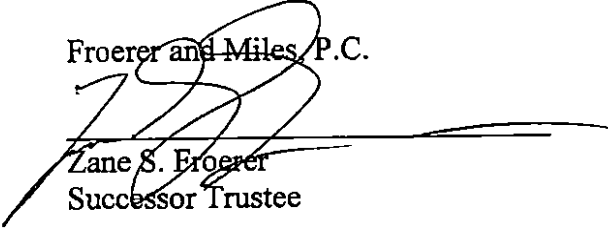
THE SOUTHWEST CORNER OF SAID LOT 8, THENCE NORTH 0D58' EAST 173.23 FEET TO THE SOUTHLINE OF THE STATE ROAD, THENCE NORTH 84D47'33" EAST 155.95 FEET, MORE OR LESS, TO THE OREGON SHORT LINE RAILROAD RIGHT-OF-WAY, THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY TO THE SOUTH LINE OF SAID LOT 7, THENCE WEST TO THE PLACE OF BEGINNING.

A breach of the obligation in the form of a Trust Deed Note ("Note") for which the trust property was conveyed as security has occurred, in that payments required by the Note have not been paid plus all amounts which hereafter become due and payable, including any additional payments, interest, late fees, trustees, and attorney's fees, and expenses that actually incurred.

Pursuant to the directions of the current beneficiary of the Trust Deed, Zane S. Froerer, Successor Trustee, hereby elects to sell the property or cause the property to be sold, pursuant to the provisions of the Trust Deed and the laws of the State of Utah, to satisfy the obligations thereunder.

DATED: August 23, 2021.

Froerer and Miles, P.C.



Zane S. Froerer  
Successor Trustee

State of Utah            )  
                                  ) ss.  
County of Weber        )

On the 24 day of August, 2021, personally appeared before me  
ZANE S. FROERER, signer of the foregoing instrument, who duly acknowledged to me that he  
executed the same.

*Coryne Taylor*  
Notary Public

