

When recorded return to:

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**Tax ID No. 16-29-429-013**

Aclaime Loan #C1450

**NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN that on or about January 25, 2022, C,C & L ENTERPRISES, LLC, a Utah limited liability company, as Trustor, executed and delivered to HIGHLAND TITLE, as Trustee, for the benefit of ACLAIME CREDIT STRATEGIES FUND, LP, a Utah limited partnership, as Beneficiary, a Deed of Trust, Assignment of Rents and Leases, Security Agreement, and Fixture Filing (the "Deed of Trust") to secure the performance by Trustor of its obligations under a Secured Promissory Note (the "Note") in the original principal sum of \$750,000.00, plus interest thereon and costs and expenses of collection and other amounts provided therein, including attorney's fees. The Deed of Trust was recorded on January 28, 2022, as Entry No. 13879669, Book 11299, Pages 8277, et seq., in the office of the County Recorder of Salt Lake County, State of Utah. The real property encumbered by the Deed of Trust is more particularly described in "EXHIBIT A," attached hereto and incorporated herein by this reference (the "Trust Property").

ACLAIME CREDIT STRATEGIES FUND, LP is the present holder and owner of the beneficial interests under the Note and the Deed of Trust, and Gregory S. Moesinger, an attorney licensed to practice law in the State of Utah, is the Successor Trustee under the Deed of Trust.

A default and breach of an obligation for which the Trust Property was conveyed as security has occurred, including that Trustor has failed to make the payments required by the Note and has failed to pay and perform other obligations under the Deed of Trust and related loan documents.

By reason of such default and breach, Gregory S. Moesinger, as Successor Trustee, at the request of the Beneficiary under the Deed of Trust, does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to sell or cause to be sold the above-described Trust Property to satisfy the obligations secured thereby.



# EXHIBIT A

Beginning at a point South 765.01 feet and West 350.03 feet and North 86°24' West 7.24 feet from the Northwest corner of the Southwest quarter of Section 28, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence Northwesterly around a 1186.28 foot radius curve to the left, 46.36 feet; thence North 25°10'30" West 139.42 feet; thence East 161.17 feet; thence South 173.71 feet; thence North 86°24' West 83.14 feet to the point of beginning.

ALSO: Beginning at a point South 464.98 feet and North 87°15' West 209.52 feet South 317.15 feet and West 62.45 feet from the East quarter corner of Section 29, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence West 2.55 feet; thence North 162.91 feet; thence East 2.55 feet; thence South 162.91 feet to the point of beginning.

Less and excepting therefrom the following: Beginning at a point South 464.98 feet and North 87°15' West 209.52 feet and South 317.15 feet and West 65.00 feet and North 162.91 feet from the East quarter corner of Section 29, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running thence West 1.10 feet; thence North 9.42; thence West 122.31 feet; thence North 3.28 feet; thence East 123.41 feet; thence South 12.70 feet to the point of beginning.

Also less and excepting: Beginning at a point on the North right-of-way line of Woodland Avenue, also being a point of non-tangent curvature, said point being South 766.06 feet, and West 333.33 feet from the East quarter corner of Section 29, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence Northeasterly 10.70 feet along said curve to the right with a radius of 123.00 feet through a central angle of 4°58'56" and a long chord of North 79°43'17" East 10.69 feet; thence Easterly 50.99 feet along a 550.87 foot radius curve to the right through a central angle of 5°18'13" and a long chord of North 84°35'04" East 50.97 feet; thence South 89°56'12" East 0.34 feet to the West property line of that certain survey by Bush and Gudgeon, Inc. recorded in Salt Lake County Surveyor's Office as S2004-12-1139; thence South along said property line South 12.73 feet to the North right-of-way line of Woodland Avenue; thence North 89°59'43" West 2.55 feet; thence North 2.30 feet; thence North 86°24'00" West 59.17 feet to the point of beginning.

Parcel No. 16-29-429-013

25142-0016/4876-7752-9183  
Aclaime Loan #C1450 (Tony's)