



\*W3322441\*

WHEN RECORDED RETURN TO:

Larry G. Moore  
Ray Quinney & Nebeker P.C.  
36 South State Street, Suite 1400  
P.O. Box 45385  
Salt Lake City, Utah 84145-0385

E# 3322441 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
19-Apr-24 0234 PM FEE \$40.00 DEP SD  
REC FOR: RAY QUINNEY & NEBEKER, P.C.  
ELECTRONICALLY RECORDED

th

Tax Parcel No. 10-046-0007

**NOTICE OF DEFAULT**

**SW**  
PCV

NOTICE IS HEREBY GIVEN that on May 22, 2023, WEBER STREAM, LLC, as Trustor, delivered to FIRST AMERICAN TITLE INSURANCE COMPANY, as original Trustee, and LITCHFIELD CAPITAL, LLC, as Beneficiary, a Trust Deed, Assignment of Rents and Security Agreement (the "Trust Deed") which was recorded on May 22, 2023 as Entry No. 3284205 in the official records of the Weber County, Utah Recorder's Office, which Trust Deed encumbers that certain real property and appurtenances thereto located in Weber County, State of Utah, and more particularly described as follows:

Parcel 1:

The West half of Section 25, Township 6 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey.

Parcel 1A:

Together with a 30 foot right of way over the North 30 feet of the South half of Section 26, Township 6 North, Range 3 West and the West 30 feet of said South half of Section 26 to the Weber County Road on the West, as reserved in Warranty Deed, recorded July 28, 1988, as Entry No. 1053295 in Book 1544 at page 698, of Weber County Records.

A breach of the obligations secured by the Trust Deed has occurred as provided in that certain Trust Deed Note (the "Note") executed by the Trustor, which obligations are secured by the trust property conveyed by the said Trust Deed to the Trustee; and the Trustor has failed to pay the sums owed to the Beneficiary at the times and in the amounts as required by the said Note. A Substitution of Trustee has occurred under the Trust Deed, and was duly recorded in the Official Records of the Weber County, Utah Recorder, the successor trustee being Larry G. Moore, a member of the Utah State Bar.

Beneficiary has elected, pursuant to the terms of said Trust Deed and said Note to declare the entire principal and interest of the obligations evidenced by the said Note, to be immediately due and payable and has directed the successor trustee to sell or cause to be sold said real property to satisfy the obligations secured by the Trust Deed.

DATED this 19<sup>th</sup> day of April, 2024.

Larry G. Moore  
Larry G. Moore  
Successor Trustee

For information contact Successor Trustee at:  
Ray Quinney & Nebeker P.C.  
36 South State Street, Suite 1400  
P.O. Box 45385  
Salt Lake City, Utah 84145-0385  
(801) 532-1500 Phone  
(801) 532-7543 Facsimile  
Business Hours: weekdays 9:00 a.m. to 5:00 p.m.

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE        )

The foregoing Notice of Default was acknowledged before me this 19<sup>th</sup> day of April, 2024, by Larry G. Moore, a member of the Utah State Bar, in his capacity as successor trustee under the Trust Deed.



Jacqueline Sears  
Notary Public  
Residing at Salt Lake City, Utah

My Commission Expires:  
3/19/2025