



\*W3128625\*

When Recorded Return to:

GALLIAN WELKER &  
BECKSTROM, L.C.  
965 E. 700 S., Suite 305  
St. George, UT 84790  
(435) 628-1682

E# 3128625 PG 1 OF 2  
LEANN H KILTS, WEBER COUNTY RECORDER  
23-FEB-21 2:18 PM FEE \$40.00 DEP TN  
REC FOR: GALLIAN WELKER & BECKSTROM

*Parcel No.: 01-025-0042*

### NOTICE OF DEFAULT AND ELECTION TO SELL

Matthew D. Ekins, Esq., is Trustee under that certain Trust Deed dated and recorded January 25, 2021, as Document No. 3120449, in the Official Records of the Weber County Recorder, executed by Caldwell Investments, LLC, Trustor, to secure certain obligations in favor of Nelson Funding, LLC. Said Trust Deed covers the following described real property situated in Weber County, State of Utah:

THE NORTH HALF OF LOT 9, BLOCK 29, PLATE "A", OGDEN CITY SURVEY;  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9; RUNNING  
THENCE WEST 330 FEET TO THE NORTHWEST CORNER OF SAID LOT 9;  
THENCE SOUTH 66 FEET; THENCE EAST 330 FEET TO THE EAST LINE  
OF SAID LOT 9; THENCE NORTH 66 FEET TO THE POINT OF BEGINNING.

Said obligations include an All-Inclusive Promissory Note in the original principal amount of \$363,768.00. Said Note is currently past due for payments for the months of December 2020 and January 2021, of interest only at 10% per annum per month, plus all after-accruing payments, late charges, costs, and applicable attorney's fees.

By reason of said default, Matthew D. Ekins, as Trustee under said Trust Deed, does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligation secured thereby, together with accruing payments, costs and expenses, including attorney's fees, trustee's fees, foreclosure report

fees and other costs of sale.

The single point of contact for this loan in default is GALLIAN WELKER & BECKSTROM, LC,  
965 E. 700 S. Suite 305, St. George, Utah, (435) 628-1682.

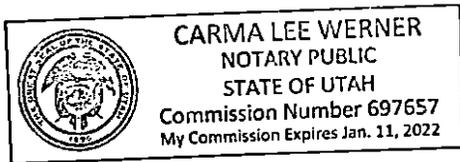
DATED this 17th day of February, 2021.



Matthew D. Ekins, Esq.  
Trustee  
965 E. 700 S., Suite 305  
St. George, UT 84790  
Office Hours: 9 a.m. – 5 p.m. Mon – Fri  
Telephone: 435-628-1682  
Fax: 435-628-9561

STATE OF UTAH )  
 ) ss.  
COUNTY OF WASHINGTON )

On the 17th day of February, 2021, personally appeared before me Matthew D. Ekins, Esq.,  
the signer of the foregoing document, who acknowledged to me that he executed the same.



  
Notary Public