



W3265104

WHEN RECORDED, RETURN TO:

Lincoln Title Insurance Agency
2225 Washington Boulevard, Suite 200
Ogden, Utah 84401
Telephone: (801) 476-0303
File No. RAWU01-0001

E# 3265104 PG 1 OF 1
Leann H. Kilts, WEBER COUNTY RECORDER
30-Nov-22 0810 AM FEE \$40.00 DEP SLV
REC FOR: SMITH KNOWLES PC
ELECTRONICALLY RECORDED

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN that LINCOLN TITLE INSURANCE AGENCY, a title insurance company authorized and actually doing business in the State of Utah, whose business address is 2225 Washington Boulevard, Suite 200, Ogden, Utah 84401, is the duly appointed Successor Trustee under a certain TRUST DEED ("Trust Deed") dated DECEMBER 23, 2011, and executed by DJM 20, LLC, as Trustor(s), to secure certain obligations in favor of RAW-UTE, LLC, its successors and assigns, as Beneficiary, and AMERICAN PREFERRED INSURANCE AGENCY, LLC, as Trustee, which Trust Deed was recorded on DECEMBER 23, 2011, as Entry No. 2555468, in the Official Records of WEBER County, State of Utah, describing land therein situated in WEBER County, Utah, and more particularly as follows:

A PART OF LOT 2, BLOCK 42, PLAT "A", OGDEN CITY SURVEY: BEGINNING AT A POINT 110 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2, RUNNING THENCE EAST 5 RODS; THENCE NORTH 46.5 FEET; THENCE WEST 5 RODS; THENCE SOUTH 46.5 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH AN EASEMENT OVER THE FOLLOWING DESCRIBED RIGHT OF WAY: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2, RUNNING THENCE NORTH 210.5 FEET ALONG THE WEST LINE OF SAID LOT; THENCE EAST 82.5 FEET, THENCE SOUTH 210.5 FEET TO THE NORTH LINE OF 23RD STREET, THENCE WEST 10 FEET, THENCE NORTH 200.5 FEET, THENCE WEST 62.5 FEET, THENCE SOUTH 200.5 FEET, THENCE WEST 10 FEET TO THE PLACE OF BEGINNING.

01-036-0013

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 actually incurred. All amounts due under the Note are hereby accelerated and due in full.

Pursuant to the directions of the current Beneficiary of the Trust Deed, LINCOLN TITLE INSURANCE AGENCY, as the 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: November 29, 2022

LINCOLN TITLE INSURANCE AGENCY

By:

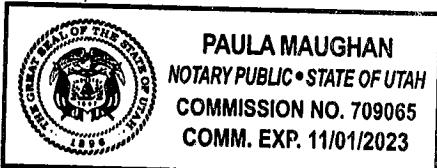
Kenyon D. Dove

Its: Authorized Agent

STATE OF UTAH

COUNTY OF WEBER

On November 29, 2022, personally appeared before me, Kenyon D. Dove, who did say that they are an Authorized Agent of Lincoln Title Insurance Agency, that the within and foregoing instrument was signed on behalf of said corporation by authority of a Resolution of its Board of Directors, and that they duly acknowledged to me that the corporation executed the same.



NOTARY PUBLIC