



W3342783

When recorded mail to:
Rachel Witcher, Esq.
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Sandy, UT 84070

E# 3342783 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
09-Oct-24 0827 AM FEE \$40.00 DEP SD
REC FOR: FNT UTAH DOWNTOWN SLC - 170 MAIN S
ELECTRONICALLY RECORDED

Loan # Vasteco
T.S.# 24-12305

NOTICE OF DEFAULT AND ELECTION TO SELL

On or about 12/4/2023, Vasteco Real Estate, LLC, a Florida limited liability company as Trustors, executed and delivered to Cottonwood Title Insurance Agency, Inc., as Trustee, for the benefit of Stormfield SPV I, LLC, as Beneficiary, a certain Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing (the "Trust Deed") to secure the performance by the Trustors of the obligations under a Promissory Note. The Trust Deed was recorded in the office of the Weber County Recorder, on 12/4/2023, as Entry No. 3307129, and covers the following real property:

PARCEL 1:

A part of Lot 19, Weber Industrial Park, Plat "A", according to the official plat thereof, on file and of record in the office of the Weber County Recorder, being described as follows:

Beginning at the southwest corner of said Lot 19, and running thence North 04°22'29" West 182.67 feet to the boundary of Ben Lomond Cemetery Maintenance District, thence North 88°59'30" East along said boundary 300.52 feet to the east line of said Lot 19, thence South 04°22'29" East 148.98 feet, thence southwesterly along the arc of a 30 foot radius curve to the left 48.68 feet, the long chord of which bears South 42°06'40" West 43.53 feet, thence South 88°35'49" West 268.80 feet to the point of beginning.

PARCEL 2:

A part of Lot 19, Weber Industrial Park, Plat "A", according to the official plat thereof, on file and of record in the office of the Weber County Recorder, being described as follows: Beginning at the northwest corner of said Lot 19, and running thence North 85°37'31" East 300 feet, thence South 04°22'29" East 119.50 feet to the boundary of Ben Lomond Cemetery Maintenance District, thence South 88°59'30" West along said boundary 300.52 feet to the west line of said Lot 19, thence North 04°22'29" West 101.85 feet to the point of beginning.

PARCEL 3: |

Lot 20, Weber Industrial Park, Plat "A", according to the official plat thereof, on file and of record in the office of the Weber County Recorder.

PARCEL 4:

Lot 21, Weber Industrial Park, Plat "A", according to the official plat thereof, on file and of record in the office of the Weber County Recorder.

Stormfield SPV I, LLC is presently the holder of the beneficial interest under the Trust Deed, and Rachel Witcher, Esq. is the trustee. The Promissory Note and the obligation secured thereby are in default and a breach of, and default in, the obligations for which the Trust Deed is security has occurred in that payment has not been made of the following:

(i) the entire amount of principal and interest and escrow amounts, if applicable, which became due on September 16, 2024, through Lender's acceleration of the amounts owed under the Note,

Tax ID 19-059-0010, 19-059-0011, 19-059-0012, 19-059-0013

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based on Borrower's previous payment default thereunder; (ii) late charges; (iii) default interest; (iv) advances made by the Beneficiary, plus interest thereon from the date made; (v) attorneys' fees and other expenses and costs of collection; and (vi) trustees and foreclosure fees, costs, and expenses.

Accordingly, the trustee has elected to sell the property described in the Trust Deed, as provided in Title 57, Chapter 1, Utah Code Annotated (1953), as amended and supplemented.

DATED: 10/3/2024

Rachel Witcher, Esq.



STATE OF Utah }
COUNTY OF }

On 10/3/2024, before me, Matthew Gunnar Braman, Notary Public, personally appeared Rachel Witcher, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 

