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RECORDING REQUESTED BY  
**Rachel Witcher, Esq.**

E# 3356021 PG 1 OF 2  
B. Rahimzadegan, WEBER COUNTY RECORDER  
28-Jan-25 0352 PM FEE \$40.00 DEP SD  
REC FOR: FNT UTAH DOWNTOWN SLC - 170 MAIN S  
ELECTRONICALLY RECORDED

AND WHEN RECORDED MAIL TO:  
**Rachel Witcher, Esq.**  
**9980 S 300 W, #200**  
**Sandy, Utah 84070**

T.S.# 24-12305 Loan # Vasteco

### NOTICE OF TRUSTEE'S SALE

The following described real property will be sold at public auction to the highest bidder payable in lawful money of the United States at Weber County District Court main entrance, 2525 Grant Avenue, Ogden, on Date 02/26/2025 at 1:45 PM for the purpose of foreclosing a Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated 12/4/2023 and executed by Vasteco Real Estate, LLC, a Florida limited liability company in favor of Stormfield SPV I, LLC, covering the following real property located in Weber County, Utah and more particularly described as follows:

**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.

A.P.N.: 19-059-0010, 19-059-0011, 19-059-0012, 19-059-0013

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**Accommodation Recording**

The address of the property is purported to be 2581 Rulon White Boulevard Ogden, Utah 84404. The undersigned disclaims liability for any error in the address.

Together with all buildings, machinery, equipment, fixtures, furnishings, inventory and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof.

The current beneficiary of the trust deed is Stormfield SPV I, LLC and the record owners of the property as of the recording of the notice of default is Vasteco Real Estate, LLC, a Florida limited liability company

The sale is subject to any bankruptcy filing, payoff, reinstatement or any other condition of which the trustee is not aware that would cause the cancellation of the sale. If any such condition exists, the sale shall be void, the successful bidder's funds returned and the trustee and current beneficiary shall not be liable to the successful bidder for any damage. The sale shall be conducted without warranty as to title, possession or encumbrances affecting the subject property. Bidders must tender \$5,000 in certified funds at the sale and the balance of the purchase price in certified funds within 24 hours of the sale. "Official" checks and cash are not acceptable.

**THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

Dated: 1/28/25



Rachel Witcher, Esq. Successor Trustee  
9980 S 300 W, #200  
Sandy, Utah 84070

State of Utah )  
§  
County of Salt Lake

On this 28 day of January, in the year 2024, before me, Fatima Ruiz a notary date month year notary public name public, personally appeared Rachel Witcher, proved on the basis of satisfactory name of document signer evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.  (notary signature) (seal)

