



\*W3395483\*

WHEN RECORDED, MAIL TO:  
Shane L. Keppner  
BENNETT TUELLER JOHNSON & DEERE, P.C.  
3165 East Millrock Drive, Suite 500  
Salt Lake City, Utah 84121  
(801) 438-2000

E# 3395483 PG 1 OF 2  
B. Rahimzadegan, WEBER COUNTY RECORDER  
01-Dec-25 0408 PM FEE \$40.00 DEP TH  
REC FOR: BENNETT TUELLER JOHNSON AND DEERE  
ELECTRONICALLY RECORDED

**BT**

Tax Parcel Nos. 15-889-0002; 15-889-0003

**NOTICE OF DEFAULT AND ELECTION TO SELL**

SHANE L. KEPPNER, Successor Trustee under that certain Deed of Trust (With Assignment of Rents) dated September 20, 2024, from CC&A of Utah, Inc., a Utah corporation, as Trustor, in favor of LJ Weaver, LLC, a Utah limited liability company, as Beneficiary (the “*Trust Deed*”) hereby files this Notice of Default and Election to Sell. The Trust Deed was filed for recording on September 20, 2024, Entry Number 3340692, in the Official Records of Weber County, State of Utah. The real property encumbered by the Trust Deed is situated in Weber County, Utah, and more particularly described as:

LOT 2 AND PARCEL A, LUXURY AT THE LEGENDS SUBDIVISION,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD  
IN THE OFFICE OF THE WEBER COUNTY RECORDER.

The Trust Deed secures obligations to Beneficiary including that certain Trust Deed Note (the “*Note*”) in the original principal amount of \$250,000.00. A default of the obligations under the Note 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, hazard insurance, property taxes, trustee’s and attorney’s fees, and expenses that were actually incurred and Trustor committed or permitted a violation of law upon the property in violation of the Trust Deed (the “*Obligations*”).

By reason of such default, the Trustee does hereby declare all sums secured by the Trust Deed immediately due and payable and elects to cause the Property to be sold, pursuant to the Trust Deed and the laws of the State of Utah, to satisfy the Obligations.

*[Remainder of Page Intentionally Blank]*

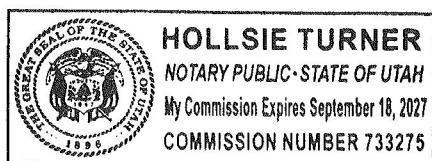
DATED this 1<sup>st</sup> day of December 2025.

TRUSTEE

  
Shane L. Keppner  
Bennett Tueller/Johnson & Deere  
3165 East Millrock Drive, Suite 500  
Salt Lake City, Utah 84121  
Telephone: (801) 438-2000  
Office Hours Mon-Fri 8 AM – 5 PM

STATE OF UTAH )  
:ss  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of December 2025, by Shane L. Keppner.



*Dellie Turner*  
NOTARY PUBLIC