

Send Tax Notices To:  
Carpe Diem Property Solutions LLC  
3058 West Rockbridge Drive  
Riverton, UT 84065

14024748 B: 11376 P: 9900 Total Pages: 2  
10/03/2022 04:37 PM By: kkennington Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: LUNDBERG & ASSOCIATES, PC.  
3269 SOUTH MAIN #100SALT LAKE CITY, UT 84115

Case No.15.60771.6\AN\k

Parcel ID #: 28-09-178-009

(Space above for County Recorder's use)

### TRUSTEE'S DEED

This deed is made by Lundberg & Associates, PC ("L&A"), as trustee under the trust deed described below, in favor of Carpe Diem Property Solutions LLC, 3058 West Rockbridge Drive, Riverton, UT 84065, as grantee.

Michelle A. Earl and James P. Earl, as trustors, executed and delivered to First American Title of Utah, as trustee, for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for BNC Mortgage, Inc., a Delaware Corporation, its successors and assigns, as beneficiary, a trust deed dated July 27, 2004 to secure the performance of obligations under a promissory note executed and delivered for a valid consideration on or about July 27, 2004. The trust deed was filed for record July 30, 2004, with recorder's entry No. 9134314 in Book 9020, at Page 5826, Salt Lake County, Utah, and covered the property described below (the "Property").

L&A was appointed as trustee by a substitution of trustee filed for record August 30, 2021, with recorder's entry No. 13758653 in Book 11230, at Page 6346, Salt Lake County, Utah.

A default occurred under the terms of the promissory note and trust deed. A written notice of default and election to sell (the "Notice of Default") was recorded on November 26, 2019, with recorder's entry No. 13134595 in Book 10865, at Page 6346, Salt Lake County, Utah.

Within ten days after the Notice of Default was recorded, a copy of the Notice of Default reflecting the recording data was mailed, by certified mail, to each person whose name and address were set forth in a request for notice filed for record prior to the filing of the Notice of Default.

The default was not cured within three months after the filing of the Notice of Default and the trustee executed a Notice of Trustee's Sale stating that it would sell the Property at public auction to the highest bidder, fixing the date and time of the sale as September 30, 2022, at 10:30 AM, and caused copies of the Notice of Trustee's Sale to be posted on the Property and in the office of the Salt Lake County Recorder not fewer than 20 days before the date of sale. L&A also caused a copy of the Notice of Trustee's Sale to be published once a week for three consecutive weeks before the date of sale in the Intermountain Commercial Record, a newspaper having a general circulation in the county in which the Property is situated, the first date of such publication being August 31, 2022, and the last date being September 14, 2022. At least 20 days before the date of the sale, the trustee also mailed, by certified mail, a copy of the Notice of Trustee's Sale to each person whose name and address were set forth in a

request for notice filed for record prior to the filing of the Notice of Default.

All applicable statutory requirements of the State of Utah and all of the requirements of the trust deed were met with respect to the acts to be performed and notices to be given. At the time and place of sale the Property was sold to the grantee. Accordingly, L&A, by virtue of its authority under the trust deed and in consideration of the premises recited and of the \$606,000.00 bid and paid by the grantee, grants and conveys to the grantee, without any covenant or warranty, express or implied, effective as of the time of the sale, all of the Property situated in Salt Lake County, Utah, described as follows:

All of Lot 17, SANDRIDGE NO. 1, according to the official plat thereof as recorded in this office of the County Recorder of Salt Lake County in Book 76-11 at Page 245.

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

DATED: 10/3/2022

Lundberg & Associates, PC, Trustee



Printed Name: BRIGHAM LUNDBERG

Authorized Officer

3269 South Main Street, Suite 100

Salt Lake City, UT 84115

Office Hours: 8:00 a.m. – 5:00 p.m.

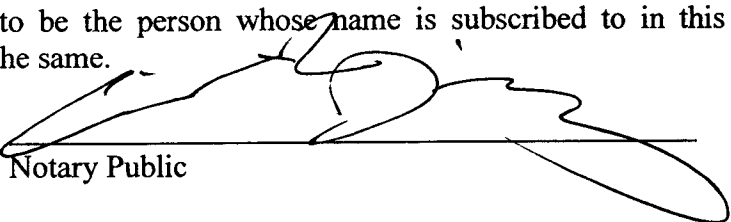
(801) 263-3400

State of Utah )

: ss.

County of Salt Lake )

On this 3 day of October, 2022, before me, Lisbeth Diaz, a notary public, personally appeared Brigham Lundberg, an authorized officer of Lundberg & Associates, PC, trustee, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same.

  
Notary Public

