

When recorded mail to:

ABC Lending LLC and MG United LLC
10757 South River Front Parkway, Suite 110
South Jordan, Utah 84095

14091540 B: 11411 P: 5434 Total Pages: 2
04/07/2023 04:31 PM By: kkennington Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: CARR & WOODALL
1309 W SOUTH JORDAN PKWY STE 2 SOUTH JORDAN, UT 840959002

TRUSTEE'S DEED

T.S. No. ABC Lending 1

APN: 22-09-329-029

K. BRADLEY CARR, Successor Trustee under a Deed of Trust executed by PIONEER VENTURES, INC. as Trustor(s), to secure certain obligations in favor of ABC LENDING is named as Beneficiary, and filed for record on June 22, 2021, as Entry No. 13697992 in Book 11194, at Pages 9545-9552 of the Official Records of SALT LAKE County, State of Utah, after the recording of a Notice of Default on December 1, 2022, as Entry No.14048288 in Book 11388, at Page 6905

of the official records of said County; and a copy of such Notice of Default with the date of recordation shown thereon having been mailed by Certified Mail, postage prepaid within ten (10) days after recordation, to each person entitled to receive a copy of said Notice; and three (3) months having thereafter lapsed, and then the Trustee having given written notice of the time and place of the Trustee's Sale, particularly describing the property to be sold, by publication of such Notice at least three (3) times, once a week for three (3) weeks consecutive weeks, the last publication having been at least ten (10) days but not more than thirty (30) days prior to the sale, in a newspaper having general circulation in the County in which the property is situated, and by posting such Notice at least twenty (20) days before the date of sale in a conspicuous place on the property to be sold, and also at the office of the County Recorders in which the property is situated; and the Trustee, having mailed a copy of said written Notice by Certified Mail, postage prepaid, at least twenty (20) days before the date of sale to those persons entitled thereto;

and the sale, having been held on April 5, 2023, at 11:30 a.m. at the time and place designated in the Notice of Sale, which was held between 9:00 a.m. and 5:00 p.m., at the Courthouse of the County in which the property is situated; and the property having been sold by the Trustee at public auction to the highest bidder for \$400,000.00 and the price bid therefore having been received by the Trustee; and the Trustee hereby conveys to **ABC LENDING LLC AND MG UNITED LLC** as Grantee, whose address is:

TRUSTEE'S DEED

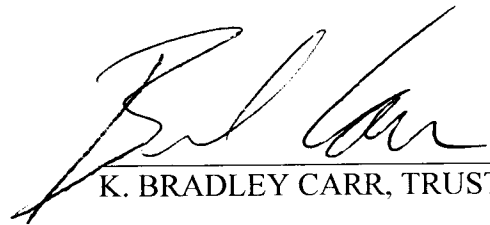
T.S. No. ABC Lending 1

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for valuable consideration, all of the Trustee's right, title interest and claim of the Trustor and his successors-in-interest and of all persons claiming by, through or under them, in and to the within described property, including all such right, title, interest and claim in and to such property acquired by the Trustor or his successors-in-interest subsequent to the execution of the Trust Deed. Said property is described more particularly, to-wit:

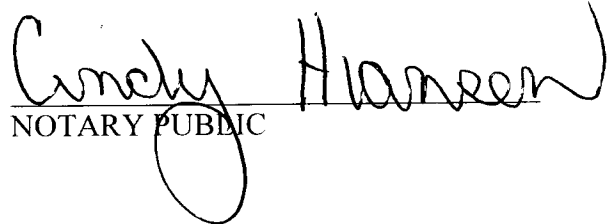
LOT 52, CRESTWOOD SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SALT LAKE, STATE OF UTAH.

DATED: April 7, 2023


K. BRADLEY CARR, TRUSTEE

STATE OF UTAH)
 : ss.
SALT LAKE COUNTY)

The foregoing instrument was acknowledged before me this 7 day of April 2023 by K. BRADLEY CARR in his authorized capacity.


NOTARY PUBLIC

