

TS No.: 2025-00041-UT-REV

**RECORDING REQUESTED BY:
PREMIUM TITLE INSURANCE AGENCY - UT,
INC. DBA PREMIUM TITLE**

**AND WHEN RECORDED TO:
284 MINT LLC
3518 W SOJO DR #210,
SOUTH JORDAN, UT 84095**

SPACE ABOVE LINE FOR RECORDER'S USE

TS No.: 2025-00041-UT-REV

TRUSTEE'S DEED

THIS DEED, is made by **Premium Title Insurance Agency - UT, INC. DBA Premium Title**, as Trustee under the hereinafter described Trust Deed, in favor of **284 MINT LLC**, as Grantee

WHEREAS, on **10/27/2020**, **DEBRA M MYERS**, as Trustor, executed and delivered to **SOUTH VALLEY TITLE INSURANCE, INC.**, as Trustee, for the benefit of **REVERSE MORTGAGE FUNDING LLC, AS LENDER MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR LENDER AND LENDER'S SUCCESSORS AND ASSIGNS**, as Beneficiary, a certain Trust Deed to secure the performance by the Trustor of the obligations under a Promissory Note executed and delivered for a valid consideration to **REVERSE MORTGAGE FUNDING LLC, AS LENDER MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR LENDER AND LENDER'S SUCCESSORS AND ASSIGNS** on or about **10/27/2020**. The Trust Deed was recorded in the office of the Recorder of **Salt Lake County**, State of Utah, on **10/28/2020**, as Entry No. Instr. No **13442902**, in Book **11049**, Page **2201** and covered the property described below; and

WHEREAS, a breach and default was made under the terms of said Trust Deed in the particulars set forth in the Notice of Default referred to below; and,

WHEREAS, **Premium Title Insurance Agency - UT, INC. DBA Premium Title**, executed and filed for record in the Office of the County Recorder of Salt Lake County, a written Notice of Default containing an election to sell the trust property, which Notice of Default was recorded on **05/30/2025**, as Entry No. Instr. No **14391603**, in Book **11575**, Page **4308**; and

WHEREAS, the successor Trustee in consequence of said declaration of default, election and demand for sale, and in accordance with said Trust Deed executed a Notice of Trustee Sale stating that the property therein and hereafter described would be sold at public auction to the highest bidder, and fixing the time and place of said sale as **10/15/2025**, at **10:00 AM** of said day,

**14456151 B: 11612 P: 5891 Total Pages: 3
10/28/2025 04:06 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: TITLE GUARANTEE - RIVER PARK
10757 S RIVER FRONT PKWY STE 1 SOUTH JORDAN, UT 840953521**

and did cause copies of said notice to be posted for not less than 20 days before the date of sale therein fixed, in the office of the county recorder in which said property is located, and also in a conspicuous place on the property to be sold: and said successor Trustee did cause a copy of said notice to be published once a week for three consecutive weeks before the date of sale in the **THE SALT LAKE TRIBUNE**, a newspaper having a general circulation in the county in which the property to be sold is situated, the first date of such publication being **09/17/2025** and the last date being **10/01/2025** and on a public legal notice website for thirty days before the date of sale; and

WHEREAS, all applicable statutory provisions of the State of Utah and all of the provisions of said Trust Deed have been complied with as to acts to be performed and notices to be given; and

WHEREAS, the successor Trustee did, at the time and place of sale, then and there sell, at public auction to Grantee above named, being the highest bidder thereof, the property described, for the sum of **\$331,000.00**

NOW, THEREFORE, successor Trustee, in consideration of the premises recited and of the sum above mentioned bid and paid by Grantee, the receipt whereof is hereby acknowledged, and by virtue of the authority in said Trust Deed, GRANT AND CONVEY unto Grantee above named, but without any covenant or warranty, expressed or implied, all that certain property situated in **Salt Lake** County, State of Utah, described as follows:

UNIT NO. 9, BUILDING E-1, CONTAINED WITHIN THE MONTE CARLO, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON AUGUST 11, 1971 IN SALT LAKE COUNTY, AS ENTRY NO. 2402739, IN BOOK JJ, AT PAGE 68 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON AUGUST 11, 1971 IN SALT LAKE COUNTY. AS ENTRY NO. 2402740 IN BOOK 2987 AT PAGE 114 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

Tax ID: 22-16-404-010-0000

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.

Date: October 27, 2025

Premium Title Insurance Agency - UT, INC. DBA
Premium Title

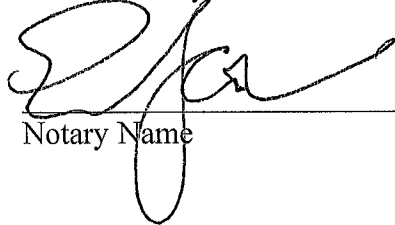


Trustee Sale Assistant

STATE OF UTAH
COUNTY OF SALT LAKE

On October 27, 2025 before me, ELIZABETH COLE Personally appeared Kevin S. Parke who 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.



Notary Name

(Seal)

