

Send Tax Notices To:
Flagstar Bank, FSB
5151 Corporate Drive
Troy, MI 48098

Entry 2023000445
Book 1809 Pages 80-82 \$40.00
20-Jan-23 04:26
BRENDA MCDONALD
RECORDER, UINTAH COUNTY, UTAH
LUNDBERG & ASSOCIATES, PC.
8851 S SANDY PKWY STE 200
SANDY, UT 84070-6464
Rec By: Monica Hill, Deputy Recorder
Electronic Recording

Case No.22.83220.1\EF\lk

Ent 2023000445
Book 1809 Pg 80

Parcel ID #: 06-052-0010 and 06-052-0041 (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 Flagstar Bank, FSB, 5151 Corporate Drive, Troy, MI 48098, as grantee.

Timothy W. Geier and Rebecca L. Geier, as trustors, executed and delivered to First American Title Company, as trustee, for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Interest Smart Home Loans, its successors and assigns, as beneficiary, a trust deed dated September 8, 2017 to secure the performance of obligations under a promissory note executed and delivered for a valid consideration on or about September 8, 2017. The trust deed was filed for record September 29, 2017, with recorder's entry No. 2017006529 in Book 1533, at Page 882, Uintah County, Utah, and covered the property described below (the "Property").

L&A was appointed as trustee by a substitution of trustee filed for record May 25, 2022, with recorder's entry No. 2022004270 in Book 1779, at Page 639, Uintah 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 May 25, 2022, with recorder's entry No. 2022004271 in Book 1779, at Page 641, Uintah 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 January 17, 2023, at 12:00 PM, and caused copies of the Notice of Trustee's Sale to be posted on the Property and in the office of the Uintah 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 Salt Lake Tribune, a newspaper having a general circulation in the county in which the Property is situated, the first date of such publication being December 18, 2022, and the last date being January 1, 2023. 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.

Exhibit "A"

Parcel 1: 06-052-0010

Beginning at a point South along the section line 656.17 feet and East 860.54 feet from the Northwest corner of Section 8, Township 5 South, Range 22 East, Salt Lake Meridian; thence North 35°09'04" East 83.14 feet; thence North 54°35'32" East 143.75 feet; thence South 47°15'06" East 186.56 feet; thence South 42°50'16" West 61.89 feet; thence 99.85 feet along the arc of a 744.27 feet radius curve left (whose chord bears South 38°59'40" West 99.77 feet); thence South 35°09'04" West 33.14 feet; thence North 54°50'56" West 217.80 feet, more or less to the point of beginning. Also being known as Lot 10 of PEBBLE ACRES SUBDIVISION, according to the official plat thereof on file in the office of the recorder, Uintah County, Utah.

Parcel 2: 06-042-0041
052

Beginning at the Westerly most corner of Lot 10 of Plat "A" PEBBLE ACRES SUBDIVISION, which is located in the Northwest quarter of the Northwest quarter of Section 8, Township 5 South, Range 22 East, Salt Lake Meridian; thence North 54°50'56" West 89.50 feet; thence North 33°25'06" East 194.47 feet to a point which bears South 63°41'15" East 997.86 feet from the Northwest corner of said Section 8; thence South 64°28'56" East 145.27 feet; thence South 54°35'32" West 143.75 feet along the Northwest line of said Lot 10; thence South 35°09'04" West 83.14 feet along the Northwest line of said Lot 10 to the point of beginning.

Parcel ID #: 06-052-0010 and 06-052-0041 NWNW
Case No. 22.83220.1NEF