



W2884990

When recorded return to
LEVI KUSHLAN
1996 East 4675 South
Holladay, Utah 84117
SK file No. 17-0621

E# 2884990 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
19-Oct-17 11:58 AM FEE \$12.00 DEP JC
REC FOR: SMITH KNOWLES PC
ELECTRONICALLY RECORDED

Mail tax notice to:
LEVI KUSHLAN
1996 East 4675 South
Holladay, Utah 84117

TRUSTEE'S DEED UPON SALE

THIS INDENTURE made October 18, 2017, between Lincoln Title Insurance Agency, as Successor Trustee (hereinafter referred to as "Trustee"), under the hereinafter described Deed of Trust and LEVI KUSHLAN, (hereinafter referred to as "Grantee");

WHEREAS, KELLIE L. CAMPBELL AND ERIC K. CAMPBELL as "Trustors", by Deed of Trust (hereinafter "Trust Deed") dated October 31, 2013, to secure certain obligations in favor of AMERICA FIRST FEDERAL CREDIT UNION, as Beneficiary, and in which AMERICA FIRST FEDERAL CREDIT UNION is named as Trustee, which Trust Deed was recorded November 5, 2013, as Entry No. 2663078, in the Official Records of Weber County, State of Utah, did grant and convey the real property described therein to secure, among other obligations, payment of a Note and interest, according to the terms thereof, other sums and money advanced, and interest on the amounts; and

WHEREAS, there was a breach and default under the terms of the Trust Deed as set forth in the referenced Notice of Default; and

WHEREAS, a Substitution of Trustee appointing Lincoln Title Insurance Agency, as Successor Trustee, dated June 8, 2017, was recorded on June 12, 2017 as Entry No. 2862301, of the Official Records of Weber County, State of Utah; and a copy thereof was sent in the manner and to the persons to whom a copy of the Notice of Default would be required to be mailed by Utah Code Ann. § 57-1-26 (1953 as amended); and

WHEREAS, the beneficiary made a declaration of default and demand for sale upon the Trustee, and the Trustee filed for record on June 5, 2017, in the office of the County Recorder of Weber County, a Notice of Default to cause the Trustee to sell the real property to satisfy the obligations secured by the Trust Deed, which Notice of Default was duly recorded on June 5, 2017, as Entry No. 2861125, of the official records in Weber County; and

WHEREAS, Trustee in consequence of the declaration of default, election, and demand for sale, and in compliance with the terms of the Trust Deed, by virtue of the authority in him vested, gave notice of the sale at auction to the highest bidder, the real property particularly described therein and herein, the property located in Weber County, State of Utah, and fixing the time and place of the sale as October 17, 2017 at the hour of 12:00 noon, at the front steps of the Second District Courthouse, 2525 Grant Avenue, Ogden, UT 84401, and caused copies of the Notice to be posted for not less than twenty (20) days before the date of sale as provided for under Utah Code Ann. § 57-1-25 (1953 as amended), and the Trustee caused a copy of the Notice to be published for three consecutive weeks in a newspaper having general circulation in the county in which the real property is situated, the last publication being at least ten days, but not more than thirty days, prior to the sale; and

WHEREAS, copies of the recorded Notice of Default, Substitution of Trustee, and Notice of Sale were mailed in accordance with Utah Code Ann. § 57-1-26 (1953 as amended), to all those who were entitled to special notice to be given; and

WHEREAS, Trustee did at the time and place of sale according to the Notice, then and there sell at public auction to Grantee, LEVI KUSHLAN being the highest bidder, for the property described, which was applied toward the costs and expenses of exercising the power of sale and then the amounts secured by the Trust Deed.

NOW THEREFORE, Trustee, in consideration of the premises recited and of the sum bid and paid by Grantee, the receipt of which is hereby acknowledged, and by virtue of the authority vested in it by the Trust Deed, does GRANT AND CONVEY to Grantee, but without any covenant or warranty, express or implied, all of the property situated in Weber County, State of Utah, described as follows:

LOTS 49 AND 50, BLOCK 18, LAKE VIEW ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE. ALSO, THE EAST 10 FEET OF THE VACATED ALLEY (E# 1652638 JULY 28, 1999) ABUTTING PROPERTY ON THE WEST.

05-099-0020

and commonly known as 3605 Jefferson Avenue, South Ogden, Utah 84403.

LINCOLN TITLE INSURANCE AGENCY

By:

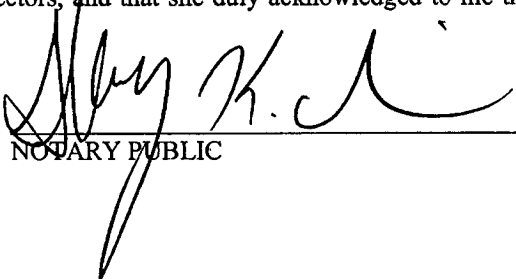

Paula Maughan
Its: Vice President

STATE OF UTAH

COUNTY OF WEBER

On October 18, 2017, personally appeared before me, Paula Maughan, who did say that she is a Vice President of Lincoln Title Insurance Agency, that the within and foregoing instrument was signed in behalf of said corporation by authority of a Resolution of its Board of Directors, and that she duly acknowledged to me that the corporation executed the same.




NOTARY PUBLIC