



\*W3265210\*

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

E# 3265210 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
30-Nov-22 0323 PM FEE \$40.00 DEP TN  
REC FOR: LUNDBERG & ASSOCIATES, PC.  
ELECTRONICALLY RECORDED

Case No.18.72908.1\AN  
*W*

Parcel ID #: 17-275-0007

(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.

Brent Hoppie, as trustor, executed and delivered to American Secure Title, as trustee, for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for AmCap Mortgage, Ltd. DBA Major Mortgage, its successors and assigns, as beneficiary, a trust deed dated March 16, 2018 to secure the performance of obligations under a promissory note executed and delivered for a valid consideration on or about March 16, 2018. The trust deed was filed for record March 19, 2018, with recorder's entry No. 2910497, Weber County, Utah, and covered the property described below (the "Property").

L&A was appointed as trustee by a substitution of trustee filed for record October 28, 2021, with recorder's entry No. 3193688, Weber 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 January 2, 2019, with recorder's entry No. 2959377, Weber 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 November 29, 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 Weber 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 Standard Examiner, a newspaper having a general circulation in the county in which the Property is situated, the first date of such publication being October 26, 2022, and the last date being November 9, 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 \$385,957.35 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 Weber County, Utah, described as follows:

Lot 7R, HIDDEN MEADOWS SUBDIVISION, according to the official plat thereof, as recorded in the office of the recorder of Weber County, Utah.

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: 11/30/2022

Lundberg & Associates, PC, Trustee  
*Lori King*  
 Printed Name: LORI KING  
 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 30 day of NOVEMBER, 2022, before me, Avery Merrill a notary public, personally appeared Lori King, 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.

Avery Merrill  
 Notary Public

