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BK 8034 PG 1862

E 3483806 B 8034 P 1862-1863
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/21/2022 4:21:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR SMITH KNOWLES PC

When recorded return to:
Lincoln Title Insurance Agency
2225 Washington Boulevard, Suite 200
Ogden, Utah 84401
Telephone: (801) 476-0303
SK file No. 19.0354

Mail tax notice to:
RIVER BEND FUNDING LLC
423 Cornfield Cir
Kaysville, Utah 84037

PIN: 12-502-0001

TRUSTEE'S DEED UPON SALE

THIS INDENTURE made June 16, 2022, between LINCOLN TITLE INSURANCE AGENCY, as Successor Trustee (hereinafter referred to as "Trustee"), under the hereinafter described Deed of Trust and RIVER BEND FUNDING LLC (hereinafter referred to as "Grantee");

WHEREAS, ANTHONY RICHARDS as "Trustors", by DEED OF TRUST (hereinafter "Trust Deed") dated SEPTEMBER 13, 2006, to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR AMERICAN MORTGAGE EXPRESS FINANCIAL DBA MILLENNIUM FUNDING GROUP, as Beneficiary, and in which BACKMAN STEWART TITLE is named as Trustee, which Trust Deed was recorded SEPTEMBER 19, 2006, as Entry No. 2203026, in Book 4120, at Page 916, in the Official Records of DAVIS 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, the beneficial interest of the Deed of Trust was assigned to Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass-Through Certificates by that certain Assignment of Trust Deed, recorded on MARCH 29, 2011, as Entry No. 2591662, in Book 5240, at Page 961 in the Official Records of DAVIS County, Utah; 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, and recorded on APRIL 1, 2019, as Entry No. 3151199, in Book 7231, at Page 481 of the Official Records of DAVIS 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 MARCH 21, 2019, in the office of the County Recorder of DAVIS County, a Notice of Default to cause the Trustee to sell the real property to satisfy the obligations secured by the Deed of Trust, which Notice of Default was duly recorded on MARCH 21, 2019, as Entry No. 3149223, in Book 7224, at Page 188 of the official records in DAVIS 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 DAVIS County, State of Utah, and fixing the time and place of the sale as JUNE 15,

Street, Farmington, Utah 84025, 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, RIVER BEND FUNDING LLC 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 DAVIS County, State of Utah, described as follows:

LOT 1, THE VILLAGE COTTAGES PHASE NO. 1, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE
DAVIS COUNTY RECORDER.

12-502-0001

and commonly known as 1212 SOUTH 1925 WEST, SYRACUSE, UTAH 84075.

LINCOLN TITLE INSURANCE AGENCY

By:



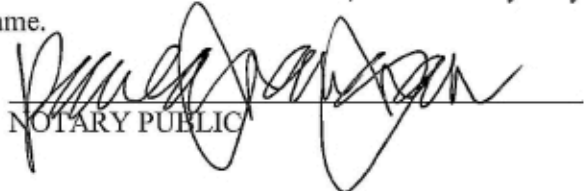
Kenyon D. Dove

Its: Authorized Agent

STATE OF UTAH

COUNTY OF WEBER

On June 16, 2022, personally appeared before me, Kenyon D. Dove, who did say that they are an Authorized Agent of Lincoln Title Insurance Agency, that the within and foregoing instrument was signed on behalf of said corporation by authority of a Resolution of its Board of Directors, and that they duly acknowledged to me that the corporation executed the same.


NOTARY PUBLIC