

AFTER RECORDING RETURN TO:

Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111

MAIL TAX NOTICE TO:

Federal National Mortgage Association
14221 Dallas Parkway, Suite 1000
Dallas, TX 75254

File Number: UT23415

TAX #: 4-325-18

TRUSTEE'S DEED

This Deed is made by the law firm of Halliday, Watkins & Mann, P.C., Successor Trustee, under the Trust Deed described below, in favor of **Federal National Mortgage Association, 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, as Grantee.

WHEREAS, on December 21, 2020, Janet S. Huntsman and Chad T. Ostler, as Trustors, executed and delivered to First American Title Insurance Company, as Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Security Home Mortgage LLC, its successors and assigns, as Beneficiary, a certain Trust Deed to secure the performance by the Trustors of obligations under a Promissory Note of the same date executed and delivered for a valid consideration to the Beneficiary and the Trust Deed having been recorded in the office of the Sevier County Recorder on December 28, 2020, as Entry No. 00419481, in Book 0779, at Page 0380, describing the property set forth below; and

WHEREAS, a breach and default occurred under the terms of the Note and Trust Deed in the particulars set forth in the Notice of Default in this matter; and

WHEREAS, Halliday, Watkins & Mann, P.C., was duly appointed by the Beneficiary as Successor Trustee by a Substitution of Trustee recorded in the Office of the County Recorder of Sevier County, State of Utah, on March 15, 2024, as Entry No. 00437394, in Book 0826, at Page 1626; and

WHEREAS, Halliday, Watkins & Mann, P.C., as Successor Trustee under the Trust Deed, executed and recorded in the Office of the County Recorder of Sevier County, a Notice of Default containing an election to sell the trust property, which was recorded on April 24, 2024, as Entry No. 00437849, in Book 828, at Page 365; and that no later than ten days after the Notice of Default was filed for record, the Trustee mailed, by certified mail, a copy of the Notice of Default to the Trustors, and 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; and

WHEREAS, Halliday, Watkins & Mann, P.C., as Successor Trustee, pursuant to the Notice of Default, and in accordance with the Trust Deed, did execute its Notice of Trustee's Sale stating that as Successor Trustee, it would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property described, and fixing the time and place of sale as August 28, 2024, at 01:30 PM of said day, at the main entrance of the Sevier County District Court, 845 East 300 North, Richfield, Utah, and did cause copies of the Notice of Sale to be posted for not less than 20 days before the date of the sale in a conspicuous place on the property to be sold and also at the office of the County Recorder of each County in which the trust property, or some part of it, is located; and the Successor Trustee did cause a copy of the Notice of Sale to be published once a week for three consecutive weeks in the Deseret News, a newspaper having a general circulation in the county in which the property to be sold is situated, the last publication being at least 10 days but not more than 30 days before the date the sale is scheduled, and also published on utahlegals.com, the website established by Utah's newspapers for legal notices, for not less than

30 days before the date the sale is scheduled; and that no later than 20 days before the date of the sale, the Trustee also mailed, by certified mail, a copy of the Notice of Sale to the Trustor and 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; and

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

WHEREAS, the Successor Trustee did at the time and place of sale by public auction sell, to Grantee, being the highest bidder, the property described for the sum of \$128,800.00 paid in cash in lawful money of the United States of America.

NOW THEREFORE, the Successor Trustee, in consideration of the premises recited and of the sum above mentioned, bid and paid by Grantee, the receipt of which is acknowledged, and by virtue of the authority vested in it by the Trust Deed, does by these presents grant and convey to the Grantee above named, but without any covenant or warranty, express or implied, all of that certain real property situated in Sevier County, State of Utah, described as follows:

Beginning at a point on the West side of Highway, said point being 1291.5 feet North and 66 feet West of the Southeast corner of the Southwest quarter of the Northwest quarter of Section 34, Township 24 South, Range 3 West, Salt Lake Base and Meridian; thence West 177 feet; thence South 84 feet; thence East 177 feet, to West side of Highway right of way; thence North 84 feet to beginning. **TAX #: 4-325-18**

TOGETHER WITH any and all improvements, fixtures, appurtenances and easements now situated on or pertaining to the property.

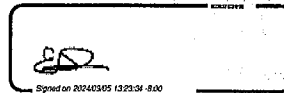
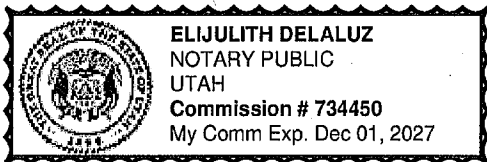
DATED: 09/05/2024

HALLIDAY, WATKINS & MANN, P.C.:

By: Jessica Oliveri
Signed on 20240905 13:23:31 -000
Name: Jessica Oliveri
Attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., Successor Trustee

State of Utah)
 :SS.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 09/05/2024, by Jessica Oliveri as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the Successor Trustee.



Notary Public

Notarial act performed by audio-visual communication

eRecording: # 00439320 B: 0832 P: 0903

09/05/2024 02:39 PM Trustees Deed

Page: 2 of 2

Fee: \$40.00 By: HALLIDAY, WATKINS & MANN, P.C.

Jason Monroe, Sevier County, Utah Recorder