

When recorded return to:
Lincoln Title Insurance Agency
C/O Smith Knowles, PLLC
2225 Washington Boulevard, Suite 200
Ogden, Utah 84401
Telephone: (801) 476-0303
SK file No. UTAH04-6640

Mail tax notice to:
A & J RENTALS LLC
583 E. 2200 N.
MONROE, UT 84754

eRecording: # 00442362 B: 0841 P: 0554

05/23/2025 09:24 AM Trustees Deed
Page: 1 of 2
Fee: \$40.00 By: SMITH KNOWLES PC
Jason Monroe, Sevier County, Utah Recorder

PIN: 1-43-8

TRUSTEE'S DEED UPON SALE

THIS INDENTURE made May 23, 2025, between LINCOLN TITLE INSURANCE AGENCY, as Successor Trustee (hereinafter referred to as "Trustee"), under the hereinafter described Deed of Trust and A & J RENTALS LLC (hereinafter referred to as "Grantee");

WHEREAS, KYLER A HORROCKS, UNMARRIED MAN as "Trustors", by DEED OF TRUST (hereinafter "Trust Deed") dated JULY 18, 2023, to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR INTERCAP LENDING INC., as Beneficiary, and in which FIRST AMERICAN TITLE INSURANCE COMPANY is named as Trustee, which Trust Deed was recorded JULY 18, 2023, as Entry No. 00434729, in Book 0819, at Page 1707, in the Official Records of SEVIER 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 UTAH HOUSING CORPORATION by that certain Assignment of Trust Deed, recorded on SEPTEMBER 9, 2024, as Entry No. 00439345, in Book 0832, at Page 1023 in the Official Records of SEVIER 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, was recorded on SEPTEMBER 9, 2024, as Entry No. 00439346, in Book 0832, at Page 1024 of the Official Records of SEVIER 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 SEPTEMBER 9, 2024, in the office of the County Recorder of SEVIER 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 SEPTEMBER 9, 2024, as Entry No. 00439347, in Book 0832, at Page 1025 of the official records in SEVIER 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 SEVIER County, State of Utah, and fixing the time and place of the sale as MAY 15, 2025 at the hour of 11:00 AM, at the front steps of the Sevier County Sixth District Court, 895 East 300 North, Richfield, Utah 84701, 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, A & J RENTALS 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 SEVIER County, State of Utah, described as follows:

BEGINNING AT A POINT 14.5 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 3, BLOCK 16, PLAT 'C', RICHFIELD CITY SURVEY; THENCE NORTH 117 FEET; THENCE EAST 124.5 FEET; THENCE SOUTH 32 FEET; THENCE EAST 20 FEET; THENCE SOUTH 85 FEET; THENCE WEST 144.5 FEET TO BEGINNING.

1-43-8

and commonly known as 260 N 300 W, RICHFIELD, UT 84701.

LINCOLN TITLE INSURANCE AGENCY

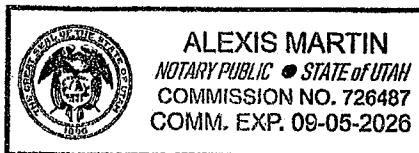
By: 

Kenyon D. Dove
Its: Authorized Agent

STATE OF UTAH

COUNTY OF WEBER

On May 23, 2025, 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

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