

Send Tax Notices To:
Canyon Advantage LLC
5396 West 2400 South
West Valley City, UT 84120

Case No. 22.83048.1 \AN_{BL}

Parcel ID #: 03-094-0038

(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 Canyon Advantage LLC, 5396 West 2400 South, West Valley City, UT 84120, as grantee.

Karolyn Wilson Frost, as trustor, executed and delivered to Paul M. Halliday, Jr., Attorney at Law, as trustee, for the benefit of Stone Castle Home Loans, as beneficiary, a trust deed dated October 13, 2000 to secure the performance of obligations under a promissory note executed and delivered for a valid consideration on or about October 13, 2000. The trust deed was filed for record October 27, 2000, with recorder's entry No. 146005 in Book 0748, at Page 0175, Box Elder County, Utah, and covered the property described below (the "Property").

L&A was appointed as trustee by a substitution of trustee filed for record April 21, 2022, with recorder's entry No. 451087 in Book 1522, at Page 1373, Box Elder 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 April 15, 2022, with recorder's entry No. 450754 in Book 1521, at Page 1563, Box Elder 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 August 30, 2022, at 12:15 PM, and caused copies of the Notice of Trustee's Sale to be posted on the Property and in the office of the Box Elder 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 July 26, 2022, and the last date being August 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.

