B: 1536 P: 0165 Ent: 456017

Chad Montgomery Box Elder County Utah Recorder 09/02/2022 04:07 PM Fee \$40.00 Page 1 of 2

For LUNDBERG & ASSOCIATES, PC.

Electronically Recorded By SIMPLIFILE LC E-RECORDING

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

Case No.22.83048.1\AN

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.

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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 \$122,000.00 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 Box Elder County, Utah, described as follows:

Beginning at the Northeast corner of Lot 4, Block 55, Plat "C", Brigham City Survey; thence West 141 feet; thence South 78 and 1/2 feet; thence East 141 feet; thence North 78 and 1/2 feet to the point of beginning.

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: $\frac{9}{2}/2^{\circ}2^{\circ}2^{\circ}$	Lundberg & Associates, PC, Trustee
, ,	Es h
	Printed Name BUGHAM WNDBECG
	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 2 day of September, 2022, be	efore me, <u>LISSEIN DIAZ</u> , a notary doctor, an authorized officer of Lundberg &
	f satisfactory evidence to be the person whose name is
subscribed to in this document, and acknowledge	•
	1-19
Notary Public State of Utah My Commission Expires on: January 14, 2024 Comm. Number: 709996	Notary Public