

## **NOTICE OF TRUSTEE'S SALE**

The following described property will be sold at public auction to the highest bidder, payable in lawful money of the United States at the time of sale, on the front steps of the Tooele County Courthouse, 74 South 100 East, Tooele, UT, 84074, on **Monday, September 11, 2023 at 1:00 p.m.**, of said day, for the purpose of foreclosing a trust deed originally executed by Shoshone Village, LLC, a Utah limited liability company, as Trustor, in favor of Checketts Development, LLC, a Utah limited liability company, covering real property located in Tooele County, Utah, with the nearest major cross-streets being Erda Way and Droubay Rd, and more particularly described as follows:

### **PARCEL 1 (TAX ID NO. 01-401-0-0001):**

A PARCEL OF LAND, SITUATED IN THE NORTH HALF OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°39'05" EAST 2,641.25 FEET ALONG THE SECTION LINE TO THE EAST SECTION LINE OF SAID SECTION; THENCE SOUTH 00°25'49" EAST 1,224.50 FEET ALONG SAID SECTION LINE TO THE NORTH LINE OF THE DEDICATED PUBLIC RIGHT-OF-WAY ON FILE IN THE TOOELE COUNTY RECORDER'S OFFICE IN ENTRY NO. 278669; THENCE SOUTH 89°38'34" WEST 3,670.10 FEET ALONG SAID NORTH LINE; THENCE NORTH 00°25'27" WEST 1,225.05 FEET TO THE QUARTER SECTION LINE; THENCE NORTH 89°39'05" EAST 1,028.72 FEET ALONG SAID SECTION LINE, TO THE POINT OF BEGINNING.

### **PARCEL 2 (TAX ID NO. 01-401-0-0002):**

A PARCEL OF LAND, SITUATED IN THE NORTH HALF OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING SOUTH 89°39'05" WEST 1028.72 FEET FROM THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°25'27" EAST 1,225.05 FEET TO THE NORTH LINE OF THE DEDICATED PUBLIC RIGHT-OF-WAY ON FILE IN THE TOOELE COUNTY RECORDER'S OFFICE IN ENTRY #278669; THENCE SOUTH 89°38'34" WEST 1,481.56 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF STATE ROAD-36; THENCE NORTH 00°25'00" WEST 554.68 FEET ALONG SAID

EAST LINE TO THE SOUTH LINE OF D.R. DAVIS PUD AMENDED SUBDIVISION ON FILE IN THE TOOELE COUNTY RECORDER'S OFFICE IN ENTRY #252513; THENCE NORTH 89°39'05" EAST 908.51 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 00°25'43" WEST 670.59 FEET ALONG EAST LINE OF SAID SUBDIVISION TO THE SECTION LINE; THENCE NORTH 89°39'05" EAST 573.03 FEET ALONG SAID SECTION LINE, TO THE POINT OF BEGINNING.

**PARCEL 3:**

Utah Water Rights 15-4578, 15-5217, Change Application A44692,  
Utah Water Right 15-5285 Change Application A40755  
Utah Water Rights 15-878, 15-4579, 15-4646 And Change Application A44593  
Utah Water Right 15-5218  
Utah Water Right 15-4925 And Change Application A33992

The current beneficiary of the trust deed is Checketts Development, LLC, and the record owners of the property as of the recording of the Notice of Default are Shoshone Village, LLC, Oquirrh Point Development, LLC, a Utah limited liability company, and Alpine Haverhill Holdings, L.C., a Utah limited liability company.

The Trustee will sell the property without warranty as to title, possession or encumbrances. Bidders must be prepared to tender a cashier's check in the amount of \$10,000.00 at the sale. The balance of the purchase price must be paid by cashier's check or wire transfer received by 1:00 p.m. the following business day. The trustee reserves the right to void the effect of the trustee's sale after the sale based upon information unknown to the trustee at the time of the sale, such as a bankruptcy filing, a loan reinstatement, or an agreement between the trustor and beneficiary to postpone or cancel the sale. If so voided, the only recourse of the highest bidder is to receive a full refund of the money paid to the trustee. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. The Trustee's telephone number, email address, mailing address and office address are listed below. He may be contacted at the listed address regarding the notice of trustee's sale during regular business hours: 9:00 a.m. to 5:00 p.m., Monday through Friday.

Dated this 4 day of August, 2023.



Taylor R. Jones, Trustee  
5732 South 1475 East, Suite 200  
South Ogden, Utah 84403  
[ljones@utahattorneys.com](mailto:ljones@utahattorneys.com)  
(801) 479-4777

STATE OF UTAH )  
 : ss.  
COUNTY OF WEBER )

PERSONALLY APPEARED before me Taylor R. Jones, this 4 day of August, 2023, who duly acknowledged to me that he is the signer of the above and foregoing and that the information contained therein is true and correct to the best of his knowledge.

*Candace Tatton*  
NOTARY PUBLIC

