

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. UTAH04-6829

ENT 63569:2025 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Aug 21 04:35 PM FEE 40.00 BY KC  
RECORDED FOR Smith Knowles PC  
ELECTRONICALLY RECORDED

Mail tax notice to:  
UTAH HOUSING CORPORATION  
2479 SOUTH LAKE PARK BLVD  
WEST VALLEY CITY, UT 84120

PIN: 36-019-0016

## TRUSTEE'S DEED UPON SALE

THIS INDENTURE made August 21, 2025, between LINCOLN TITLE INSURANCE AGENCY, as Successor Trustee (hereinafter referred to as "Trustee"), under the hereinafter described Deed of Trust and UTAH HOUSING CORPORATION (hereinafter referred to as "Grantee");

WHEREAS, LAUREN WOODRUFF A SINGLE WOMAN as "Trustors", by DEED OF TRUST (hereinafter "Trust Deed") dated APRIL 1, 2022, to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR DIRECT MORTGAGE, CORP., as Beneficiary, and in which GT TITLE is named as Trustee, which Trust Deed was recorded APRIL 1, 2022, as Entry No. 41173:2022, in the Official Records of UTAH 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 OCTOBER 28, 2022, as Entry No. 114182:2022, in the Official Records of UTAH 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 MARCH 24, 2025, as Entry No. 20726:2025, of the Official Records of UTAH 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 MARCH 24, 2025, in the office of the County Recorder of UTAH 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 MARCH 24, 2025, as Entry No. 20727:2025, of the official records in UTAH 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 UTAH County, State of Utah, and fixing the time and place of the sale as AUGUST 21, 2025 at the hour of 12:00 PM, at the front steps of the Utah County Fourth District Court, 137 North Freedom Boulevard, Provo, Utah 84601, 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, UTAH HOUSING CORPORATION 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 UTAH County, State of Utah, described as follows:

LOT 12, PLOT "1", CANYON ROAD TRACT, OREM, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER.

36-019-0016

and commonly known as 915 N 350 E, OREM, UT 84057.

LINCOLN TITLE INSURANCE AGENCY

By: 

Kenyon D. Dove  
Its: Authorized Agent

STATE OF UTAH

COUNTY OF WEBER

On August 21, 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

