

Mail Tax Notices To:
RSVP Holdings, LLC
4751 Hammock Dunes Cir.
Saint George, UT 84790

14057696 B: 11393 P: 5654 Total Pages: 6
12/29/2022 01:38 PM By: adavis Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MILLER HARRISON LLC
5292 SO COLLEGE DR MURRAY, UT 84123

TRUSTEE'S DEED

BY THIS DEED, made this December 29, 2022, the **RSVP Holdings, LLC** (the "Grantor" or the "Lender") under the authority vested in the Grantor pursuant to the certain Deed of Trust executed by Corbin W. Archer, Lisa A. Archer, and Max A. Thompson (collectively, the "Borrowers") and subsequently recorded on May 25, 2018 in the office of the Salt Lake County Recorder as Entry No. 12279392 (the "Trust Deed"). The rights, title, and interest under the Trust Deed, including power of sale, was subsequently assigned to RSVP Holdings, LLC as evidenced by the assignment recorded on May 27, 2021 in the office of the Salt Lake County Recorder as Entry No. 13676292. (the "Assignment").

Pursuant to its powers and authorities under the Trust Deed and the power of sale as set forth in Utah Code § 57-1-1 *et seq.* (the "Act"), RSVP Holdings, LLC (the "Grantor"), as beneficiary and a secured party under the Trust Deed, hereby grants and conveys title to itself, **RSVP Holdings, LLC** (the "Grantee"), WITHOUT any covenant or warranty, express or implied and SUBJECT TO any other lien or encumbrance with priority to the Trust Deed, all of the real property located at 3861 East Evelyn Drive, Millcreek, UT 84124, ("the Property"), and more particularly described as:

Legal Description: LOT 319 MOUNT OLYMPUS PARK NO 3 6110-1812 10067-3648

Parcel No.: 16-36-380-007-0000

This grant and conveyance are made after the fulfillment of the conditions specified in the Trust Deed Act, described as follows:

- 1) Corbin W. Archer and Lisa A. Archer, record-owner of the Property, breached their obligations under the Trust Deed by failing to pay amounts owing the Lender.
- 2) On April 7, 2022, Lender appointed a Trustee for purposes of foreclosing on the Trust Deed against the Property in accordance with the Act. The Substitution of Trustee was filed with the Salt Lake County Recorder's Office as Entry No. 13928564.
- 3) On April 7, 2022, the Trustee caused a Notice of Default and Election to Sell, as prescribed by applicable statute, to be recorded in the office of Salt Lake County Recorder, as Entry No. 13928565, and required copies were sent to all persons entitled to notice in accordance with the provisions of applicable statute.

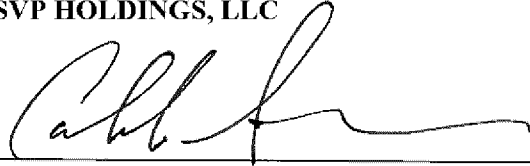
- 4) At least three (3) months elapsed after the filing of said Notice of Default and Election to Sell, at which time the Grantor executed a Notice of Sale stating that Grantor would sell at public auction to the highest bidder the Property, described above. The Notice of Sale was posted and advertised as required by law. Said Notice of Sale fixed the time and place of the sale as the East Rotunda, Matheson Courthouse at 450 South State Street, Salt Lake City, UT 84114 on August 29, 2022, at 10:00 AM.
- 5) Borrowers Corbin W. Archer and Lisa A. Archer filed for Chapter 13 bankruptcy protection on August 26, 2022 to stop the August foreclosure sale. This case was subsequently dismissed on October 12, 2022 for failure to file required information.
- 6) Thereafter, Lender re-noticed the sale stating that Grantor would sell at public auction to the highest bidder the Property, described above. The Notice of Sale was posted and advertised as required by law. Said Notice of Sale fixed the time and place of the sale as the East Rotunda, Matheson Courthouse at 450 South State Street, Salt Lake City, UT 84114 on November 16, 2022, at 10:00 AM.
- 7) Borrowers Corbin W. Archer and Lisa A. Archer again filed for Chapter 13 bankruptcy protection on November 16, 2022 to attempt to stop the new November foreclosure sale.
- 8) Pursuant to Utah Code 57-1-27, the Trustee, by public announcement, postponed the sale from November 16, 2022 to December 29, 2022 at 10:00 AM, again to occur at the East Rotunda, Matheson Courthouse at 450 South State Street, Salt Lake City, UT 84114.
- 9) On November 17, 2022, the Honorable Judge Kevin R. Anderson of the U.S. Bankruptcy Court for the District of Utah issued an Order confirming that, pursuant to 11 U.S.C. § 362(c)(4)(A)(ii), “there is no automatic stay in effect as to Debtors Corbin William Archer and Lisa Ann Collet Archer or their property.”¹
- 10) Therefore, the Grantor, at the time and place of sale fixed in accordance with the foregoing Notice of Sale which sale was postponed to December 29, 2022, at 10:00 AM, then and there offered the Property to be sold to the highest bidder at a public auction. However, no bidders other than the Lender attended the sale, and the Lender now takes title pursuant to the Deed of Trust and the Act.
- 11) RSVP Holdings, LLC hereby reserves its rights to pursue a deficiency judgment against Borrowers Corbin W. Archer and Lisa A. Archer in accordance with applicable law.

(Signatures on the following page)

¹ See Exhibit “A”, Bankruptcy Court Order, dated November 17, 2022.

DATED this December 29, 2022.

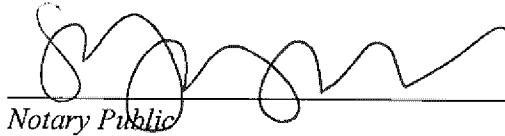
RSVP HOLDINGS, LLC



MILLER HARRISON, LLC, Trustee
Caleb O. Andrews, *Attorney-In-Fact*

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On December 29, 2022, personally appeared before me, Caleb O. Andrews, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



Notary Public

EXHIBIT “A”

Bankruptcy Court Order

This order is SIGNED.

Dated: November 17, 2022

Kevin R. Anderson
KEVIN R. ANDERSON
U.S. Bankruptcy Judge



kw

Order Prepared and Submitted By:

Mark C. Rose, #13855
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Attorneys for Creditor Glass Mechanix Solutions, Inc.

THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF UTAH

<p>In re:</p> <p>CORBIN WILLIAM ARCHER and LISA ANN COLLET ARCHER</p> <p>Debtors.</p>	<p>Bankruptcy Case 22-24511 (Chapter 13)</p> <p>Judge Kevin R. Anderson</p> <p>FILED ELECTRONICALLY</p>
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ORDER PURSUANT TO 11 U.S.C. § 362(c)(4)(A)(ii)

Before the Court for ruling is Creditor Glass Mechanix Solutions, Inc.’s (“Creditor”) *Ex Parte Motion for Entry of an Order Pursuant to 11 U.S.C. § 362(c)(4)(A)(ii)* [ECF No. 3] (the “Motion”). The Motion seeks an order confirming that no stay is in effect as to the debtors or their property.

The Court has reviewed the Motion, the dockets for the cases referenced in the Motion, and all other documents submitted in this matter. Having received no objection to the Motion, notice being proper, and good cause appearing, it is hereby **ORDERED** as follows:

1. The Motion [ECF No. 3] is **GRANTED**; and

2. Pursuant to 11 U.S.C. § 362(c)(4)(A)(ii), the Court hereby confirms that there is no automatic stay in effect as to Debtors Corbin William Archer and Lisa Ann Collet Archer or their property.

-----**END OF ORDER**-----

DESIGNATION OF PARTIES TO BE SERVED

Service of the foregoing **ORDER PURSUANT TO 11 U.S.C. § 362(c)(4)(A)(ii)** shall be served to the parties and in the manner designated below:

By Electronic Service: I certify that the parties of record in this case as identified below, are registered CM/ECF users and will be served notice of entry of the foregoing Order through the CM/ECF system:

Mark C. Rose, mrose@mbt-law.com; markcroselegal@gmail.com

All other parties entitled to notice in this case.

By U.S. Mail: In addition to the parties of record receiving notice through the CM-ECF system, the following parties should be served notice pursuant to Fed. R. Civ. P. 5(b):

Corbin William Archer
3861 East Evelyn Drive
Salt Lake City, Utah 84124

Lisa Ann Collett Archer
3861 East Evelyn Drive
Salt Lake City, Utah 84124

Deputy Clerk