

When recorded return to:
Lincoln Title Insurance Agency
2225 Washington Boulevard, Suite 200
Ogden, Utah 84401
Telephone: (801) 476-0303
SK file No. SHEE09-0001

14112112 B: 11422 P: 7867 Total Pages: 2
05/31/2023 02:37 PM By: ECarter Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SMITH KNOWLES PC
2225 WASHINGTON BLVD., STE. 200GDEN, UT 84401

Mail tax notice to:
Brittney Sheen
P.O. Box 12113
Ogden, Utah 84412

PIN: 16-21-480-001

TRUSTEE'S DEED UPON SALE

THIS INDENTURE made May 31, 2023, between LINCOLN TITLE INSURANCE AGENCY, as Successor Trustee (hereinafter referred to as "Trustee"), under the hereinafter described Deed of Trust and BRITTNEY SHEEN (hereinafter referred to as "Grantee");

WHEREAS, SALTBOX ASSETS, LLC, A UTAH LIMITED LIABILITY COMPANY as "Trustors", by TRUST DEED WITH POWER OF SALE AND ASSIGNMENT OF RENTS (hereinafter "Trust Deed") dated SEPTEMBER 9, 2021, to secure certain obligations in favor of BRITTNEY SHEEN, as Beneficiary, and in which COTTONWOOD TITLE INSURANCE AGENCY, INC. A UTAH CORPORATION is named as Trustee, which Trust Deed was recorded SEPTEMBER 9, 2021, as Entry No. 13768745, in Book 11236, at Page 3905, in the Official Records of SALT LAKE 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, 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, and recorded on JANUARY 20, 2023, as Entry No. 14064507, in Book 11396, at Page 9109 of the Official Records of SALT LAKE 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 JANUARY 18, 2023, in the office of the County Recorder of SALT LAKE 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 JANUARY 18, 2023, as Entry No. 14063874, in Book 11396, at Page 6041 of the official records in SALT LAKE 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 SALT LAKE County, State of Utah, and fixing the time and place of the sale as MAY 31, 2023 at the hour of 11:00AM, at the front steps of the Salt Lake County Third District Court, Matheson Courthouse, 450 South State Street, Salt Lake City, Utah 84114, 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, Brittney Sheen 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 SALT LAKE County, State of Utah, described as follows:

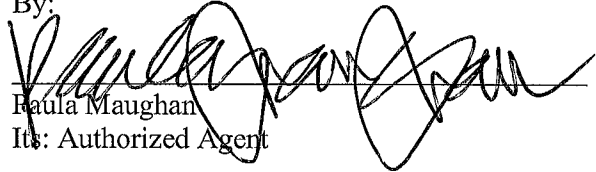
BEGINNING AT THE NORTHWEST CORNER OF LOT 1, HIGHLAND ACRES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, AND THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN AND RUNNING THENCE EAST 40 FEET; THENCE SOUTH 106 FEET; THENCE WEST 40 FEET; THENCE NORTH 106 FEET ALONG THE EAST LINE OF MELBOURNE STREET TO THE POINT OF BEGINNING.

16-21-480-001

and commonly known as 1826 EAST 2700 SOUTH SALT LAKE CITY, UTAH 84106.

LINCOLN TITLE INSURANCE AGENCY

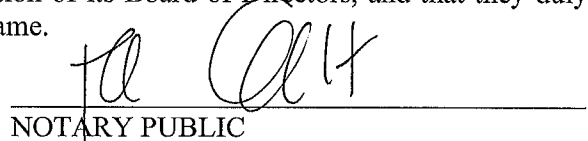
By:


Paula Maughan
Its: Authorized Agent

STATE OF UTAH

COUNTY OF WEBER

On May 31, 2023, personally appeared before me, Paula Maughan, 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

