

**WHEN RECORDED RETURN TO:**

Kevin M. Bischoff  
Skoubye Nielson & Johansen, LLC  
999 East Murray-Holladay Road, Suite 200  
Salt Lake City, Utah 84117  
Telephone: (801) 365-1030  
Hours: 9 a.m. - 5 p.m., Monday through Friday

**NOTICE OF TRUSTEE'S SALE**

The following described real property will be sold at public auction to the highest bidder, payable in lawful money of the United States at the time of sale, at the front entrance of the Fourth Judicial District Court, Provo Courthouse, located at 137 N Freedom Blvd., Provo, Utah, 84601, on **Friday, the 3<sup>rd</sup> day of June, 2022, at 10:00 A.M.** for the purpose of foreclosing a Trust Deed (the "Trust Deed"), executed on December 6, 2019, and recorded on December 6, 2019 as Entry No. 129545:2019, in the records of Utah County, and originally executed by ZENITH LAND PARTNERS, LLC, as Trustor, covering real property located in Utah County, Utah, more particularly described as follows (the "Property"):

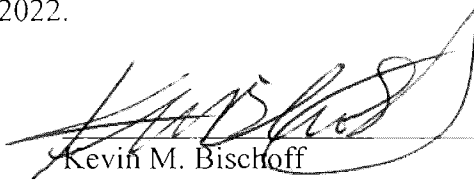
**Legal description:** See Exhibit A, attached hereto.  
**Parcel No:** 59-013-0053;  
**Address:** Saratoga Springs, Utah 84045

KENO II, LLC is the current Beneficiary of the Trust Deed, Kevin M. Bischoff is the appointed Trustee (as Successor Trustee to Cotton Wood Title Insurance Agency), and the record owner(s) of the Property as of the recording of the Notice of Default is Zenith Land Partners, LLC.

The successful bidder at the trustee's sale will receive (upon payment in full of its bid) a trustee's deed with no representations or warranties whatsoever as to the property, title, possession, or encumbrances. Bidders must tender to the trustee a \$10,000.00 deposit (in the form of a cashier's check) at the time of the sale. The deposit of the successful bidder is non-refundable and will be retained as damages if the balance of the purchase price is not paid within 24 hours after the sale, in certified funds – cash is not accepted. The Trustee reserves the right to void the trustee's sale after the sale based upon information unknown to the trustee at the time of the sale, including without limitations any bankruptcy filing. If so voided, the only recourse of the successful bidder will be to receive a full refund of the money paid to the trustee.

Questions about this Notice of Trustee's Sale may be directed to Kevin M. Bischoff, Successor Trustee, whose office, and mailing address is 999 East Murray-Holladay Road, Suite 200, Salt Lake City, Utah 84117, Telephone (801) 365-1030. Office hours are Monday-Friday 9:00 a.m. to 5:00 p.m., closed holidays.

DATED this 28 day of April, 2022.


  
Kevin M. Bischoff  
Successor Trustee

**CERTIFICATE OF ACKNOWLEDGMENT**

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

On this 28th day of April, 2022, before me, Heidi Lowry, a notary public, personally appeared Kevin M. Bischoff, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same. Witness my hand and official seal.



  
NOTARY PUBLIC

**THIS NOTICE IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**EXHIBIT A  
PROPERTY DESCRIPTION**

**PARCEL 1:**

Commencing North 89°45'06" West 2744.32 feet and North 89°46'35" West 1102.84 feet and South 3111.11 feet and South 59°15'27" West 195.65 feet from the Northeast corner of Section 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 59°15'27" West 288.06 feet; thence along a curve to the right (chord bears: North 70°11'45" West 838.55 feet, radius of 543 feet) along a curve to the left (chord bears: North 33°25'20" West 217.6 feet, radius of 457 feet); thence North 47°11'42" West 97.9 feet; thence North 42°48'06" East 206.15 feet; thence along a curve to the left (chord bears: North 25°42'06" East 472.61 feet, radius of 803.5 feet); thence North 08°35'54" East 50.29 feet; thence along a curve to the right (chord bears: North 48°37'43" East 183.84 feet, radius of 250 feet); thence North 72°44'28" East 205.87 feet; thence along a curve to the left (chord bears: South 27°25'28" East 815.74 feet, radius of 2590 feet); thence South 12°43'28" East 57.31 feet; thence along a curve to the left (chord bears: South 20°14'02" East 441.69 feet, radius of 1690.09 feet) to the point of beginning.

**PARCEL 1A:**

A temporary Utility and Right-of-Way Easement described in that certain document recorded November 9, 2006 as Entry No. 150850:2006 in the office of the Utah County Recorder. Said easement will expire when a permanent dedicated improved road with utilities is in place. The location of said easement is more particularly described as follows:

Beginning at a point located North 89°45'06" West along the section line 1,630.03 feet and South 1,407.31 feet from the Northeast corner of Section 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 29°09'56" East 96.50 feet; thence along the arc of a 953.50 foot radius non tangent curve to the right 1,570.69 feet (chord bears North 71°58'27" West 1,399.03 feet); thence along the arc of a 696.50 foot radius non tangent curve to the left 767.92 feet (chord bears North 56°22'05" West 729.61 feet); thence North 87°57'13" West 71.84 feet; thence along the arc of a 803.50 foot radius non tangent curve to the right 977.23 feet (chord bears South 40°42'23" West 918.11 feet); thence South 75°32'54" West 344.08 feet; thence South 14°27'06" East 370.91 feet; thence along the arc of a 2,410.00 foot radius curve to the left 1,387.21 feet (chord bears South 30°56'30" East 1,368.14 feet); thence South 41°10'23" West 180.05 feet; thence South 59°15'27" West 371.84 feet; thence North 30°44'33" West 56.00 feet; thence North 59°15'27" East 355.63 feet; thence along the arc of a 2,590.00 foot radius non tangent curve to the right 1,436.90 feet (chord bears North 30°20'43" West 1,418.55 feet); thence North 14°27'06" West 467.41 feet; thence North 75°32'54" East 524.08 feet; thence along the arc of a 707.00 foot radius curve to the left 950.00 feet (chord bears North 37°03'14" East 880.13 feet); thence South 87°57'13" East 167.87 feet; thence along the arc of a 793.00 foot radius curve to the right 874.32 feet (chord bears South 56°22'05" East 830.70 feet); thence along the arc of a 857.00 foot radius reverse curve to the left 1,411.73 feet (chord bears South 71°58'27" East 1,257.44 feet) to the point of beginning.

Tax Id No.: 59-013-0053