

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, at the main entrance of the Third Judicial District Courthouse, 74 South 100 East, Tooele, Utah 84074, on Thursday, September 28, 2023 at 10:00 a.m. of said day for the purpose of foreclosing that certain Trust Deed With Power of Sale Assignment of Rents dated October 5, 2022, from SHOSHONE VILLAGE, LLC, a Utah limited liability company, as Trustor, in favor of EXCHANGE SERVICES, LLC, as Qualified Intermediary for JAY HARWOOD, as Beneficiary (the "*Trust Deed*"). The Trust Deed was filed for recording on October 6, 2022 as Entry No. 580740 in the Official Records of Tooele County, State of Utah.

Trustee will sell at public auction to the highest bidder without covenant or warranty as to title, express or implied, regarding title, possession, condition or encumbrances, including fees, charges, and expenses of the Trustee and of the trusts created by said Trust Deed, to pay the remaining principal sum of the note secured by said Trust Deed, including delinquent property taxes, the real property situated in Tooele County, State of Utah, described as:

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 No. 01-401-0-0002

The Trustee is not aware of any bankruptcy filing, payoff, reinstatement or any other condition that would cause the cancellation of the sale. If any such condition exists, the sale shall be void, the successful bidder's funds returned, and the Trustee and current beneficiary shall not be liable to the successful bidder for any damage.


The current beneficiary under the Trust Deed is EXCHANGE SERVICES, LLC, as Qualified Intermediary for JAY HARWOOD, and the record owner of the property as of the recording of the notice of default is SHOSHONE VILLAGE, LLC, a Utah limited liability company.

Bidders must be prepared to tender to the Trustee a \$20,000.00 cashier's check at the sale and a cashier's check for the balance of the purchase price within 24 hours after the sale.

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

DATED this 6th day of September, 2023.

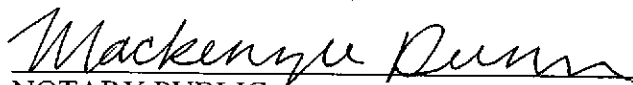
TRUSTEE


Shane L. Keppner
Bennett Tueller Johnson & Deere
3165 East Millrock Drive, Suite 500
Salt Lake City, Utah 84121
(801) 438-2000

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 6th day of September, 2023, by Shane L. Keppner.




NOTARY PUBLIC