

EXHIBIT “6”

**Firm Mailing Book For Accountable Mail**

Name and Address of Sender

Halliday, Watkins & Mann PC
376 E 400 S STE 300
Salt Lake City UT 84111

Check type of mail or service

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature Required | <input type="checkbox"/> Priority Mail Express |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail |
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Collect on Delivery (COD) | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Priority Mail | |

Mailing Date 10/24/2019 20:57	USPS Tracking/Article Number 9214 8901 9403 8300 0096 6608 04
First Class Mail Postage \$0.50	Certified Mail Postage \$5.60
Sent To State of Utah Olene Walker Housing Loan Fund 1385 South State, 4th Floor Salt Lake City, UT 84115	
Reference Information 43510 Notice of Trustee's Sale	



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Halliday, Watkins & Mann PC
376 E 400 S STE 300
Salt Lake City UT 84111

Check type of mail or service

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature Required | <input type="checkbox"/> Priority Mail Express |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail |
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Collect on Delivery (COD) | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Priority Mail | |

Mailing Date 10/24/2019 20:57	USPS Tracking/Article Number 9214 8901 9403 8300 0096 6608 11
First Class Mail Postage \$0.50	Certified Mail Postage \$5.60
Sent To SEUALG, Housing Rehab Program P.O. Box 1106 Price, UT 84501	
Reference Information 43510 Notice of Trustee's Sale	



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Halliday, Watkins & Mann PC
376 E 400 S STE 300
Salt Lake City UT 84111

Check type of mail or service

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature Required | <input type="checkbox"/> Priority Mail Express |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail |
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Collect on Delivery (COD) | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Priority Mail | |

Mailing Date 10/24/2019 20:57	USPS Tracking/Article Number 9214 8901 9403 8396 6610 09
First Class Mail Postage \$0.50	Certified Mail Postage \$5.60
Sent To Heirs and Devisees of the Estate of Deanna R. Axelgard 615 East 300 North Price, UT 84501-2609	
Reference Information 43510 Notice of Trustee's Sale	



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Halliday, Watkins & Mann PC
376 E 400 S STE 300
Salt Lake City UT 84111

Check type of mail or service

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature Required | <input type="checkbox"/> Priority Mail Express |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail |
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Collect on Delivery (COD) | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Priority Mail | |

Mailing Date 10/24/2019 20:57	USPS Tracking/Article Number 9214 8901 9403 8396 6612 69
First Class Mail Postage \$0.50	Certified Mail Postage \$5.60
Sent To Current Occupant 615 East 300 North Price, UT 84501-2609	
Reference Information 43510 Notice of Trustee's Sale	



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Halliday, Watkins & Mann PC
376 E 400 S STE 300
Salt Lake City UT 84111

Check type of mail or service

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature Required | <input type="checkbox"/> Priority Mail Express |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail |
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Collect on Delivery (COD) | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Priority Mail | |

Mailing Date 10/24/2019 20:57	USPS Tracking/Article Number 9214 8901 9403 8396 6612 76
First Class Mail Postage \$0.50	Certified Mail Postage \$5.60
Sent To Michael K. Axelgard 615 East 300 North Price, UT 84501-2609	
Reference Information 43510 Notice of Trustee's Sale	

**Firm Mailing Book For Accountable Mail**

Name and Address of Sender

Halliday, Watkins & Mann PC
376 E 400 S STE 300
Salt Lake City UT 84111

Check type of mail or service

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature Required | <input type="checkbox"/> Priority Mail Express |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail |
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Collect on Delivery (COD) | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Priority Mail | |

Mailing Date 10/24/2019 20:57	USPS Tracking/Article Number 9214 8901 9403 8396 6612 83
First Class Mail Postage \$0.50	Certified Mail Postage \$5.60
Sent To Deanna R. Axelgard 615 East 300 North Price, UT 84501-2609	
Reference Information 43510 Notice of Trustee's Sale	



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Halliday, Watkins & Mann PC
376 E 400 S STE 300
Salt Lake City UT 84111

Check type of mail or service

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature Required | <input type="checkbox"/> Priority Mail Express |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail |
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Collect on Delivery (COD) | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Priority Mail | |

Mailing Date 10/24/2019 20:57	USPS Tracking/Article Number 9214 8901 9403 8396 6612 90
First Class Mail Postage \$0.50	Certified Mail Postage \$5.60
Sent To Dana Michele Axelgard 615 East 300 North Price, UT 84501-2609	
Reference Information 43510 Notice of Trustee's Sale	

**CERTIFICATE OF POSTING OF
NOTICE OF TRUSTEE'S SALE**

I, Staci Chacon of Reliable Posting Services, LLC, hereby certify and return that I received the attached NOTICE OF TRUSTEE'S SALE and posted a copy of the same upon the described property at **615 East 300 North, Price, UT 84501-2609**, in Carbon County, State of Utah, on **November 2, 2019 at 8:12 p.m.**, and also posted a copy of said Notice of Trustee's Sale in the Carbon County Recorder's Office.

I do further certify that I am over 21 years of age, and not a party to this action.

DATED this 6 day of November, 2019.

Staci Chacon

STATE of UTAH)
 : ss.
County of Salt Lake)

Subscribed and sworn to before me this 6 day of November, 2019.



Nancy Halliday
Notary Public

PHOTOS ATTACHED: YES

PROPERTY IS PURPORTED TO BE: OCCUPIED

COMMENTS:

NOTICE OF TRUSTEE'S SALE

The following property will be sold at public auction to the highest bidder without warranty, at the main front entrance of the Carbon County Tri Court Complex, 149 East 100 South, Price, Utah, on 11/25/19 at 09:45 AM, for the purpose of foreclosing a Trust Deed executed by Deanna R. Axelgard and Michael K. Axelgard, as Trustors, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Ocwen Loan Servicing, LLC, recorded on 6/19/08, as Entry # 129684, covering real property purportedly known as 615 East 300 North, Price, UT 84501-2609, and more particularly described as:

All of Lot 9 Block 7, Revised Plat Addition to Carbon Annex, according to the Official Plat thereof, recorded in Book 2 of Plats, at Page 80, records of the Carbon County Recorder.

Situated in Carbon County, State of Utah. TAX # 01-1027-0000

U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC3 is the current Beneficiary of the Trust Deed. Record owner of the property as of the recording of the Notice of Default is reported to be Michael K. Axelgard.

A \$20,000.00 deposit in the form of a bank or credit union cashier's check or a bank official check, payable to Halliday, Watkins & Mann, P.C., is required to bid. A successful bidder who fails to tender the full purchase price will forfeit the entire deposit. The successful bidder must tender the deposit at the sale and the balance of the purchase price by 12:00 noon the following business day. The balance must be in the form of a wire transfer, bank or credit union's cashier's check, or bank official check payable to Halliday, Watkins & Mann, P.C. A bank or credit union cashier's check must be pre-printed and clearly state that it is a cashier's check. A bank official check must be pre-printed and clearly state that it is an official check. Cash payments are not accepted.

A trustee's deed will be delivered to the successful bidder within five business days after receipt of the amount bid.

Successor Trustee disclaims liability for any error in the street address shown herein. Successor Trustee may void sale due to any unknown facts at time of sale that would cause the cancellation of the sale. If sale is voided, Successor Trustee shall return funds to bidder, and the Successor Trustee and Beneficiary shall not be liable to bidder for any damages. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Beneficiary, Trustor, Successor Trustee or the Successor Trustee's attorney.

This is an attempt to foreclose a security instrument and any information obtained will be used for that purpose.

Dated: 10/23/19

HALLIDAY, WATKINS & MANN, P.C.:

By: 

Name: Armond J. Krull

Attorney and authorized agent of the law firm of
Halliday, Watkins & Mann, P.C.

Successor Trustee

376 E 400 S, Ste 300

SLC, UT 84111

PH 801-355-2886

Office Hours: M-F: 8am – 5pm

H/W # 43510

Notice to Tenant

As stated in the accompanying Notice of Trustee's Sale, this property is scheduled to be sold at public auction to the highest bidder unless the default in the obligation secured by this property is cured. If the property is sold, you may be allowed under Federal Public Law No: 115-174 Sec. 304 to continue to occupy your rental unit up to 90 days following the date of the foreclosure sale or until your rental agreement expires, whichever is later. If your rental or lease agreement expires after the 90-day period, you will be required to provide a copy of your rental or lease agreement to the new owner to verify whether you and/or the rental or lease agreement meets eligibility requirements to remain in the property longer than 90 days after the foreclosure sale of the property.

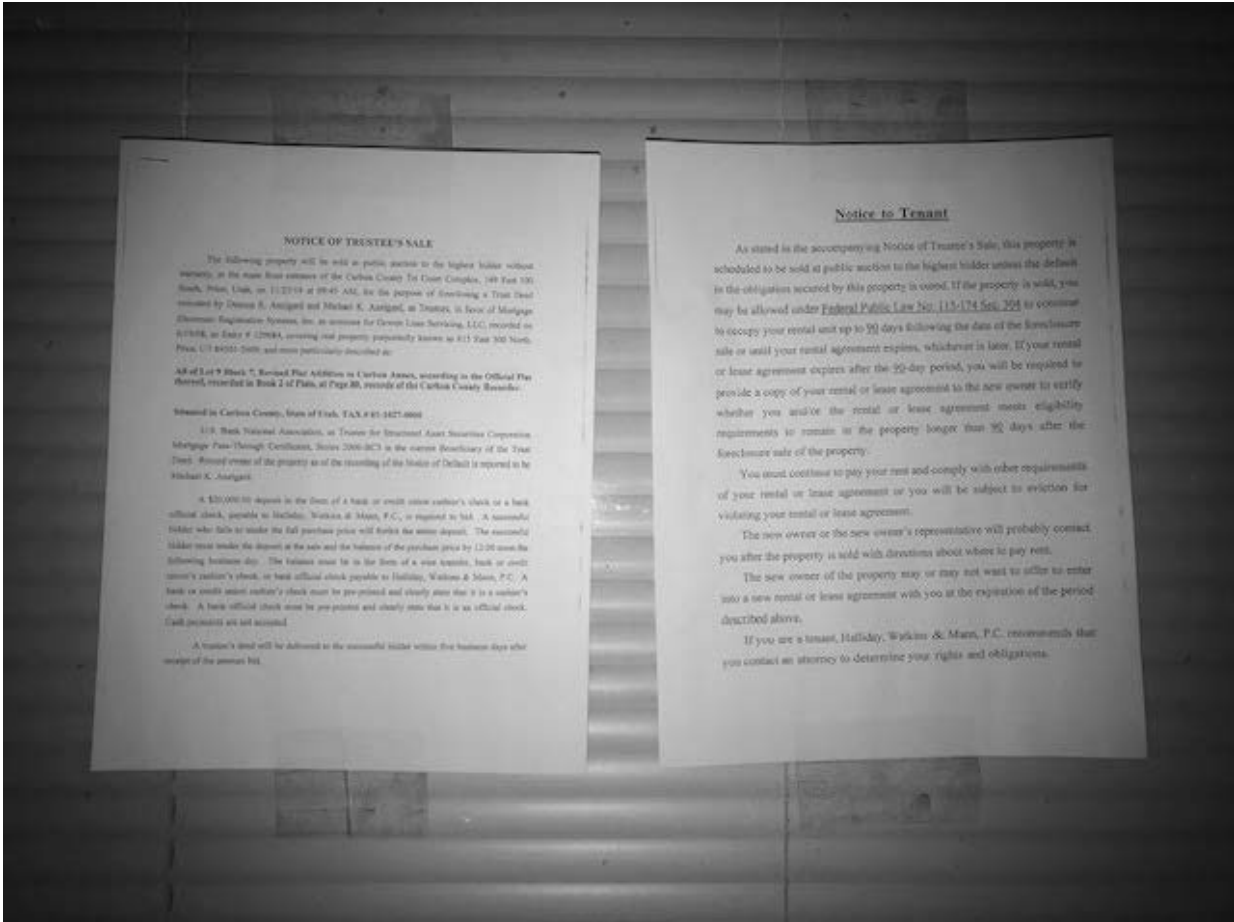
You must continue to pay your rent and comply with other requirements of your rental or lease agreement or you will be subject to eviction for violating your rental or lease agreement.

The new owner or the new owner's representative will probably contact you after the property is sold with directions about where to pay rent.

The new owner of the property may or may not want to offer to enter into a new rental or lease agreement with you at the expiration of the period described above.

If you are a tenant, Halliday, Watkins & Mann, P.C. recommends that you contact an attorney to determine your rights and obligations.

From: Staci Chacon
To: Staci Chacon
Subject: 43510 posted 11-2-19
Date: Saturday, November 2, 2019 8:16:54 PM







Sent from my iPhone

4770 S. 5600 W.
WEST VALLEY CITY, UTAH 84118
FED.TAX I.D.# 87-0217663
801-204-6910

Deseret News

Utah
Media
Group

The Salt Lake Tribune

PROOF OF PUBLICATION CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS

HALLIDAY, WATKINS & MANN,
ACCOUNTS PAYABLE
376 E 400 S STE 300

SALT LAKE CITY UT 84111

ACCOUNT NUMBER

9001499791

DATE

11/6/2019

ACCOUNT NAME

HALLIDAY, WATKINS & MANN,

TELEPHONE

8013552886

ORDER # / INVOICE NUMBER

0001270981 / 101270981-10232019
101270981-10302019

PUBLICATION SCHEDULE

START 10/23/2019 END 11/06/2019

CUSTOMER REFERENCE NUMBER

43510

CAPTION

Notice of Trustee's Sale The following property will be sold at public auction to the highest

SIZE

59 LINES

2 COLUMN(S)

TIMES

6

TOTAL COST

447.50

Notice of Trustee's Sale

The following property will be sold at public auction to the highest bidder without warranty, at the main front entrance of the Carbon County Tri Court Complex, 149 East 100 South, Price, Utah, on 11/25/19 at 09:45 AM, for the purpose of foreclosing a Trust Deed executed by Deanna R. Axelgard and Michael K. Axelgard, as Trustees, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Ocwen Loan Servicing, LLC, recorded on 6/19/08, as Entry # 129684, covering real property purportedly known as 615 East 300 North, Price, UT 84501-2609, and more particularly described as: All of Lot 9 Block 7, Revised Plat Addition to Carbon Annex, according to the Official Plat thereof, recorded in Book 2 of Plats, at Page 80, records of the Carbon County Recorder. Situated in Carbon County, State of Utah. TAX # 01-1027-0000. U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC3 is the current Beneficiary of the Trust Deed. Record owner of the property as of the recording of the Notice of Default is reported to be Michael K. Axelgard. A \$20,000.00 deposit in the form of a bank or credit union cashier's check or a bank official check, payable to Halliday, Watkins & Mann, P.C., is required to bid. A successful bidder who fails to tender the full purchase price will forfeit the entire deposit. The successful bidder must tender the deposit at the sale and the balance of the purchase price by 12:00 noon the following business day. The balance must be in the form of a wire transfer, bank or credit union's cashier's check, or bank official check payable to Halliday, Watkins & Mann, P.C. A bank or credit union cashier's check must be pre-printed and clearly state that it is a cashier's check. A bank official check must be pre-printed and clearly state that it is an official check. Cash payments are not accepted. A trustee's deed will be delivered to the successful bidder within five business days after receipt of the amount bid. Successor Trustee disclaims liability for any error in the street address shown herein. Successor Trustee may void sale due to any unknown facts at time of sale that would cause the cancellation of the sale. If sale is voided, Successor Trustee shall return funds to bidder, and the Successor Trustee and Beneficiary shall not be liable to bidder for any damages. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Beneficiary, Trustor, Successor Trustee or the Successor Trustee's attorney. This is an attempt to foreclose a security instrument and any information obtained will be used for that purpose. Dated: 10/23/19. Halliday, Watkins & Mann, P.C., Successor Trustee, 376 E 400 S, Ste 300, SLC, UT 84111 PH 801-355-2886, Office Hours: M-F: 8am - 5pm, H/W # 43510 1270981

UPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF Notice of Trustee's Sale The following property will be sold at public auction to the highest bidder without warranty, at the main front entrance of the Carbon FOR HALLIDAY, WATKINS & MANN, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 10/23/2019 End 11/06/2019

DATE 11/6/2019

SIGNATURE

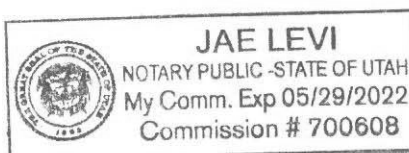
STATE OF UTAH)

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 6TH DAY OF NOVEMBER

IN THE YEAR 2019

BY LORAIN GUDMUNDSON



Jae Levi
NOTARY PUBLIC SIGNATURE

Deseret News
Utah Media Group

Deseret News The Salt Lake Tribune

Publication Name:

Deseret News

Publication URL:

Publication City and State:

Salt Lake City, UT

Publication County:

Salt Lake

Notice Popular Keyword Category:

Notice Keywords:

1270981

Notice Authentication Number:

201910241011209462655

1121712964

Notice URL:

[Back](#)

Notice Publish Date:

Wednesday, October 23, 2019

Notice Content

Notice of Trustee's Sale The following property will be sold at public auction to the highest bidder without warranty, at the main front entrance of the Carbon County Tri Court Complex, 149 East 100 South, Price, Utah, on 11/25/19 at 09:45 AM, for the purpose of foreclosing a Trust Deed executed by Deanna R. Axelgard and Michael K. Axelgard, as Trustors, in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Ocwen Loan Servicing, LLC, recorded on 6/19/08, as Entry # 129684, covering real property purportedly known as 615 East 300 North, Price, UT 84501-2609, and more particularly described as: All of Lot 9 Block 7, Revised Plat Addition to Carbon Annex, according to the Official Plat thereof, recorded in Book 2 of Plats, at Page 80, records of the Carbon County Recorder. Situated in Carbon County, State of Utah. TAX # 01-1027-0000. U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-BC3 is the current Beneficiary of the Trust Deed. Record owner of the property as of the recording of the Notice of Default is reported to be Michael K. Axelgard. A \$20,000.00 deposit in the form of a bank or credit union cashier's check or a bank official check, payable to Halliday, Watkins & Mann, P.C., is required to bid. A successful bidder who fails to tender the full purchase price will forfeit the entire deposit. The successful bidder must tender the deposit at the sale and the balance of the purchase price by 12:00 noon the following business day. The balance must be in the form of a wire transfer, bank or credit union's cashier's check, or bank official check payable to Halliday, Watkins & Mann, P.C. A bank or credit union cashier's check must be pre-printed and clearly state that it is a cashier's check. A bank official check must be pre-printed and clearly state that it is an official check. Cash payments are not accepted. A trustee's deed will be delivered to the successful bidder within five business days after receipt of the amount bid. Successor Trustee disclaims liability for any error in the street address shown herein. Successor Trustee may void sale due to any unknown facts at time of sale that would cause the cancellation of the sale. If sale is voided, Successor Trustee shall return funds to bidder, and the Successor Trustee and Beneficiary shall not be liable to bidder for any damages. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Beneficiary, Trustor, Successor Trustee or the Successor Trustee's attorney. This is an attempt to foreclose a security instrument and any information obtained will be used for that purpose. Dated: 10/23/19. Halliday, Watkins & Mann, P.C., Successor Trustee, 376 E 400 S, Ste 300, SLC, UT 84111, PH 801-355-2886, Office Hours: M-F: 8am 5pm, H/W # 43510 1270981 UPAXLP

[Back](#)

EXHIBIT “7”

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111

Ent 847665 Bk 943 Pg 71
Date: 27-Nov-2019 01:03:25PM
Fee: \$40.00 Check Filed By :KM
CARBON COUNTY RECORDER, Recorder
CARBON COUNTY CORPORATION
For: HALLIDAY, WATKINS & MANN, P.C.

MAIL TAX NOTICE TO:
DPW Enterprises, LLC
10028 South Morgan Grove Way
Sandy, UT 84092

File Number: 43510

TAX #: 01-1027-0000

TRUSTEE'S DEED

This Deed is made by the law firm of Halliday, Watkins & Mann, P.C., Successor Trustee, under the Trust Deed described below, in favor of **DPW Enterprises, LLC, 10028 South Morgan Grove Way, Sandy, UT 84092**, as Grantee.

WHEREAS, on June 22, 2006, Deanna R. Axelgard and Michael K. Axelgard, as Trustors, executed and delivered to Chicago Title Insurance Company, as Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for Ocwen Loan Servicing, LLC, as Beneficiary, a certain Trust Deed to secure the performance by the Trustors of obligations under a Promissory Note of the same date executed and delivered for a valid consideration to the Beneficiary and the Trust Deed having been recorded in the office of the Carbon County Recorder on June 19, 2008, as Entry No. 129684, in Book 675, at Page 194, describing the property set forth below; and

WHEREAS, a breach and default occurred under the terms of the Note and Trust Deed in the particulars set forth in the Notice of Default in this matter; and

WHEREAS, Halliday, Watkins & Mann, P.C., was duly appointed by the Beneficiary as Successor Trustee by a Substitution of Trustee recorded in the Office of the County Recorder of Carbon County, State of Utah, on July 29, 2019, as Entry No. 846265, in Book 934, at Page 768; and

WHEREAS, Halliday, Watkins & Mann, P.C., as Successor Trustee under the Trust Deed, executed and recorded in the Office of the County Recorder of Carbon County, a Notice of Default containing an election to sell the trust property, which was recorded on July 22, 2019, as Entry No. 846184, in Book 934, at Page 359; and that no later than ten days after the Notice of Default was filed for record, the Trustee mailed, by certified mail, a copy of the Notice of Default to the Trustors, and to each person whose name and address were set forth in a request for notice filed for record prior to the filing of the Notice of Default; and

WHEREAS, Halliday, Watkins & Mann, P.C., as Successor Trustee, pursuant to the Notice of Default, and in accordance with the Trust Deed, did execute his Notice of Trustee's Sale stating that as Successor Trustee, he would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property described, and fixing the time and place of sale as November 25, 2019, at 09:45 AM of said day, at the main front entrance of the Carbon County Tri Court Complex, 149 East 100 South, Price, Utah, and did cause copies of the Notice of Sale to be posted for not less than 20 days before the date of the sale in a conspicuous place on the property to be sold and also at the office of the County Recorder of each County in which the trust property, or some part of it, is located; and the Successor Trustee did cause a copy of the Notice of Sale to be published once a week for three consecutive weeks in the Deseret News, a newspaper having a general circulation in the county in which the property to be sold is situated, the last publication being at least 10 days but not more than 30 days before the date the sale is scheduled, and also published on utahlegals.com, the website established by Utah's newspapers for legal notices, for not less than 30 days before the date the sale is scheduled; and that no later than 20 days

before the date of the sale, the Trustee also mailed, by certified mail, a copy of the Notice of Sale to the Trustor and to each person whose name and address were set forth in a request for notice filed for record prior to the filing of the Notice of Default; and

WHEREAS, all applicable statutory provisions of the State of Utah and all of the provisions of the Trust Deed have been complied with as to the acts to be performed and the notices to be given; and

WHEREAS, the Successor Trustee did at the time and place of sale by public auction sell, to Grantee, being the highest bidder, the property described for the sum of \$67,469.00 paid in cash in lawful money of the United States of America.

NOW THEREFORE, the Successor Trustee, in consideration of the premises recited and of the sum above mentioned, bid and paid by Grantee, the receipt of which is acknowledged, and by virtue of the authority vested in him by the Trust Deed, does by these presents grant and convey to the Grantee above named, but without any covenant or warranty, express or implied, all of that certain real property situated in Carbon County, State of Utah, described as follows:

All of Lot 9 Block 7, Revised Plat Addition to Carbon Annex, according to the Official Plat thereof, recorded in Book 2 of Plats, at Page 80, records of the Carbon County Recorder.

Situated in Carbon County, State of Utah. TAX #: 01-1027-0000

TOGETHER WITH any and all improvements, fixtures, appurtenances and easements now situated on or pertaining to the property.

DATED: November 27, 2019.

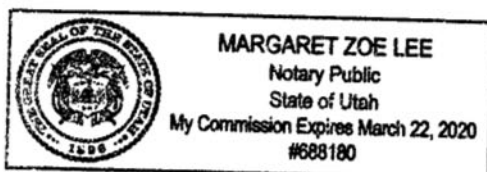
HALLIDAY, WATKINS & MANN, P.C.:

By: _____

Name: Armand J. Howell
Attorney and authorized agent of the law firm of
Halliday, Watkins & Mann, P.C.
Successor Trustee

State of Utah)
 :ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this Nov 27, 2019, by Armand J. Howell as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the Successor Trustee.



Margaret Zoe Lee
Notary Public

EXHIBIT “8”

NOTICE TO VACATE

**MICHAEL K. AXELGARD
DANA MICHELE AXELGARD
AND ALL OTHER OCCUPANTS
615 East 300 North
Price, UT 84501-2609**

YOU ARE HEREBY NOTIFIED that the trust deed foreclosure of the below-described real property you are occupying (the “property”) was completed on 11/25/2019 being the date of the trustee's sale. The property was purchased at the trustee's sale by DPW Enterprises, LLC (the “Property Owner”). The Property Owner is entitled to immediate possession of the property and may be contacted through Halliday, Watkins & Mann, P.C. at the address and/or phone number set forth below.

You are now tenants at will and in accordance with Title 78B-6-802(1)(b)(ii), Utah Code Annotated, demand is hereby made upon you to move out and vacate the property within five (5) calendar days from the date of the service of this Notice to Vacate (the “Notice”) upon you. At the time of moving out, you should remove all of your personal property and leave the premises neat and clean. If you fail to vacate within said five (5) calendar days, you will be deemed guilty of an unlawful detainer and subject to judgment for unpaid rent and treble damages, being three (3) times the reasonable daily rental value, and appropriate eviction proceedings will be commenced at once.

The real property to which this Notice pertains is commonly known as 615 East 300 North, Price, UT 84501-2609, and is more particularly described as follows:

All of Lot 9 Block 7, Revised Plat Addition to Carbon Annex, according to the Official Plat thereof, recorded in Book 2 of Plats, at Page 80, records of the Carbon County Recorder.

Situated in Carbon County, State of Utah,

If you are an active service member, or a dependent of an active service member of the United States Armed Forces, you may be entitled to rights as provided in the Servicemembers Civil Relief Act. In such case, you or your attorney should immediately provide proof of military service to the undersigned to determine if you qualify for the protections under that Act.

NOTICE PURSUANT TO UTAH CODE § 78B-6-802.7

Additionally, be advised that if you are a bona fide tenant in accordance with U.C.A. §78B-6-802.7 (specifically, you are not the mortgagor or the mortgagor's child, spouse or parent) and you are renting the property under a bona fide residential rental agreement in accordance with U.C.A. §78B-6-802.7 (specifically, an arm's length rental agreement granting exclusive use and occupancy, established prior to the filing of the foreclosure action, for a period specified by the agreement that is no longer than 12 months, that requires payment of rent not substantially less than fair market rent, or less than fair market rent due to a federal, state or local subsidy) you may be entitled to remain in the property for 45 days from the date of service of this Notice upon you, or until the end of your rental agreement term if that 12 month (or less) term expires beyond said 45 days.

In order for us to determine on behalf of the Property Owner what rights you may have under U.C.A. § 78B-6-802.7, you must immediately forward to us the following:

- (a) a copy of your written lease (if an oral lease you must provide us a summary of the terms of your oral lease, including: the terms of the lease, monthly rental amount, and all other relevant least terms);
- (b) proof of your alleged monthly rental amount (proof may be in the form of a copy of you lease showing the rent amount, or, if an oral lease, copies of cancelled checks or money orders);
- (c) proof that all monthly rental payments due under the lease have been paid to date (proof may be in the form of copies of cancelled checks, money orders, or a signed statement from your landlord stating that you have paid your rent in full as required by your lease);
- (d) the names of all occupants of the Property who are over 18 years of age; and
- (e) indicate whether you are a Section 8 tenant.

If you are determined to be a bona fide tenant with a bona fide residential rental agreement that has expired or will expire within 45 days from the date you were served with this Notice, then you must vacate the property no later than 45 days from the date this Notice was served on you. If you are still in possession of the property at the end of said 45 days the Property Owner will immediately begin eviction proceedings against you and will consider you to be guilty of an unlawful detainer and subject to judgment for unpaid rent plus treble damages.

If you are determined to be a bona fide tenant with a bona fide residential rental agreement that will expire after 45 days from the date you were served with this Notice, then you may be entitled to remain in possession of the property until the end of the term of your rental agreement, subject to you fulfilling your rental obligations, including the timely payment of rental payments as set forth in your rental agreement. In such case, if you are still in possession of the property at the end of your rental agreement, or fail to comply with the rental agreement, the Property Owner will immediately begin eviction proceedings against you and will consider you to be guilty of an unlawful detainer and subject to judgment for unpaid rent plus treble damages. Please contact the undersigned to make arrangements for the payment of your rent during the period of your occupancy.

Also be advised that the acceptance by the Property Owner of any rent payment is done pursuant to the above-referenced statute and is not a waiver of the Property Owner's right to challenge your status as a bona fide tenant with a bona fide rental agreement, or to otherwise pursue eviction proceedings or its other rights.

NOTICE PURSUANT TO THE FEDERAL PROTECTING TENANTS AT FORECLOSURE ACT OF 2009

If you are a tenant of the former owner of the property, and not a child, spouse, or parent of the former owner of the property, you may be entitled to additional rights as provided in the Protecting Tenants at Foreclosure Act of 2009. In order for us to determine on behalf of the Property Owner what rights you may have under the Protecting Tenants at Foreclosure Act of 2009, you must immediately forward to us the following:

- (a) a copy of your written lease (if an oral lease you must provide us a summary of the terms of your oral lease, including: the terms of the lease, monthly rental amount, and all other relevant least terms);

- (b) proof of your alleged monthly rental amount (proof may be in the form of a copy of your lease showing the rent amount, or, if an oral lease, copies of cancelled checks or money orders);
- (c) proof that all monthly rental payments due under the lease have been paid to date (proof may be in the form of copies of cancelled checks, money orders, or a signed statement from your landlord stating that you have paid your rent in full as required by your lease);
- (d) the names of all occupants of the Property who are over 18 years of age; and
- (e) indicate whether you are a Section 8 tenant.

If you are determined to be a bona fide tenant with an expired lease, the Property Owner hereby provides notice that your right to remain at the property expires no later than 90 calendar days after the service of this Notice. If you are still in possession of the property at that time, the Property Owner will immediately begin eviction proceedings against you.

If you believe you are a bona fide tenant with an unexpired lease or a bona fide tenant with an expired lease, you are required to make your required monthly lease payments during the remainder of your lease agreement if your lease is unexpired and/or during the 90-day notice of eviction period if your lease is expired. To date, those payments have not been received by the Property Owner. The Property Owner requires rental payments from 11/25/2019 to the present date at the pre-foreclosure agreement upon rate pursuant to the terms and conditions of your rental agreement within 5 calendar days of the date this notice is served upon you or to quit the property. Failure to make these payments or quit the property will result in the owner of the property immediately bringing an eviction action against you. Please contact me immediately for details on how to make your rental payments.

Also be advised that the acceptance by the Property Owner of any rent payment is done pursuant to the above-referenced statute and is not a waiver of the Property Owner's right to challenge your status as a bona fide tenant with a bona fide rental agreement, or to otherwise pursue eviction proceedings or its other rights.

Please govern yourselves accordingly.

DATED this 31st day of July, 2020.

HALLIDAY, WATKINS & MANN, P.C.

/s/ *Armand J. Howell*

Attorneys for Property Owner

Halliday, Watkins & Mann, P.C.

376 East 400 South, Suite 300

Salt Lake City, UT 84111

Phone: 801-355-2886

Email: armand@hwmlawfirm.com

Bar Number: 10029

HWM: 43510

EXHIBIT “9”

FILE # 43510

RETURN OF SERVICE

I, Staci Chacon of Reliable Posting Services, LLC, certify that service of the attached Notice to Vacate upon Michael K, Axelgard, Dana Michele Axelgard, and all other occupants, was completed in accordance with the provisions of Section 78B-6-805, Utah Code Annotated (1953 as amended), on August 1, 2020, at 4:20 p.m. at 615 East 300 North, Price, UT 84501-2609, by:

_____ delivering a copy (or copies) to the following tenant(s) personally:
_____;


AND

_____ Leaving a copy (or copies) with _____, a person of suitable age and discretion at the tenant's residence for _____ and all other occupants, and by mailing a copy to the tenant(s) at said residence;

OR

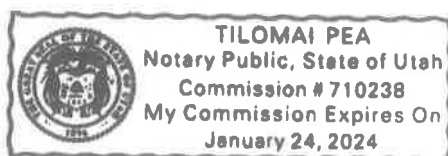
XXXXXXXXXX affixing a copy in a conspicuous place on the subject premises, after failing to find anyone there.

DATED: August 7, 2020


Staci Chacon
Private Process Server
Reliable Posting Services, LLC

STATE OF UTAH)
 : ss.
County of Salt Lake)

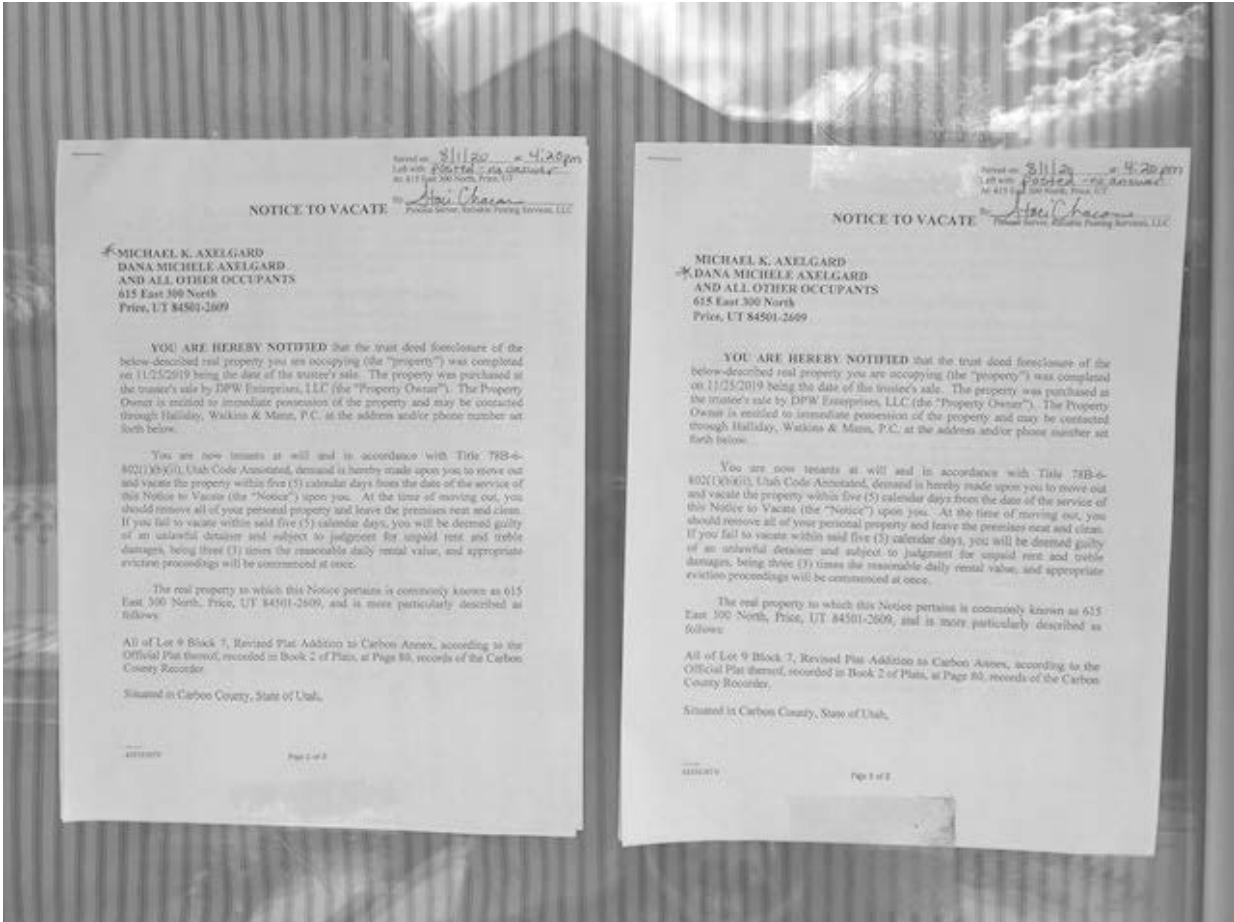
Subscribed and sworn to before me on this 7 day of August, 2020.





Notary Public

From: Staci Chacon
To: Staci Chacon
Subject: 43510 posted 8-1-20
Date: Saturday, August 1, 2020 4:28:54 PM









Sent from my iPhone

EXHIBIT “10”



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Halliday, Watkins & Mann PC
376 E 400 S STE 300
Salt Lake City UT 84111

Check type of mail or service

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature Required | <input type="checkbox"/> Priority Mail Express |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail |
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Collect on Delivery (COD) | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Priority Mail | |

Mailing Date 8/6/2020 13:38	USPS Tracking/Article Number 9214 8901 9403 8318 0867 12
First Class Mail Postage \$0.50	Certified Mail Postage \$5.75
Sent To Current Occupant 615 East 300 North Price, UT 84501-2609 ,	
Reference Information 43510 Notice to Vacate	



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Halliday, Watkins & Mann PC
376 E 400 S STE 300
Salt Lake City UT 84111

Check type of mail or service

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature Required | <input type="checkbox"/> Priority Mail Express |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail |
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Collect on Delivery (COD) | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Priority Mail | |

Mailing Date 8/6/2020 13:38	USPS Tracking/Article Number 9214 8901 9403 8318 0867 29
First Class Mail Postage \$0.50	Certified Mail Postage \$5.75
Sent To Michael K. Axelgard 615 East 300 North Price, UT 84501-2609 ,	
Reference Information 43510 Notice to Vacate	



Firm Mailing Book For Accountable Mail

Name and Address of Sender

Halliday, Watkins & Mann PC
376 E 400 S STE 300
Salt Lake City UT 84111

Check type of mail or service

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature Required | <input type="checkbox"/> Priority Mail Express |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail |
| <input checked="" type="checkbox"/> Certified Mail | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Collect on Delivery (COD) | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Priority Mail | |

Mailing Date 8/6/2020 13:38	USPS Tracking/Article Number 9214 8901 9403 8318 0867 36
First Class Mail Postage \$0.50	Certified Mail Postage \$5.75
Sent To Dana Michele Axelgard 615 East 300 North Price, UT 84501-2609 ,	
Reference Information 43510 Notice to Vacate	