

## NOTICE OF TRUSTEE'S SALE

The following described property will be sold at public auction to the highest bidder at the Main Entrance, Scott M. Matheson Courthouse, 450 South State Street, Salt Lake City, Utah, on August 31, 2009, at 12:30 p.m. of said day, for the purpose of foreclosing a trust deed originally executed on January 15, 2003 by \_\_\_\_\_ as trustee, in favor of Mortgage Electronic Registration Systems, Inc., as nominee for GMAC Mortgage Corporation, its successors and assigns, covering the following real property purported to be located in Salt Lake County at \_\_\_\_\_ Avenue, Salt Lake City, UT 84118 (the undersigned disclaims liability for any error in the address), and more particularly described as:

Lot 128D, Block 122, \_\_\_\_\_ as amended, according to the official plat thereof, recorded in the office of the county recorder of said county.

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

The current beneficiary of the trust deed is MidFirst Bank and the record owner of the property as of the recording of the notice of default is \_\_\_\_\_

The sale is subject to bankruptcy filing, payoff, reinstatement or any other circumstance that would affect the validity of the sale. If any such circumstance 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.

Bidders must tender to the trustee a \$5,000.00 deposit at the sale and the balance of the purchase price by 12:00 noon the day following the sale. The deposit must be in the form of a bank or credit union cashier's check or bank official check payable to eTitle Insurance Agency. The balance must be in the form of a wire transfer, bank or credit union cashier's check, bank official check or U.S. Postal money order payable to eTitle Insurance Agency. Cash payments are not accepted. A trustee's deed will be delivered to the successful bidder within three business days after receipt of the amount bid.

DATED: August 6, 2009.

eTitle Insurance Agency, Trustee  
3269 South Main, #100  
Salt Lake City, UT 84115  
(801) 263-3400  
Office Hours: 8:00 a.m. – 5:00 p.m.  
L&A Case No. 09-76871  
NBU

Additional information regarding this sale can be obtained by contacting Midland Mortgage Co.'s direct toll-free telephone line 1-866-886-6721 and on the following website: [www.mymidlandmortgage.com/foreclosure](http://www.mymidlandmortgage.com/foreclosure).

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