

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT10993

13709293
7/6/2021 2:51:00 PM \$40.00
Book - 11202 Pg - 401-402
RASHELLE HOBBS
Recorder, Salt Lake County, UT
HALLIDAY WATKINS & MANN PC
BY: eCASH, DEPUTY - EF 2 P.

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN by the law firm of **Halliday, Watkins & Mann, P.C., Successor Trustee**, that a default has occurred under a Trust Deed dated November 28, 2018, and executed by Jeffrey R. Gordon and Lesa M. Gordon, as Trustors, in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Financial Network, Inc., DBA: Orion Lending, its successors and assigns as Beneficiary, but OBX 2019-EXP1 Trust being the present Beneficiary, in which Griffiths & Turner/GT Title Services Inc. was named as Trustee. The Trust Deed was recorded in Salt Lake County, Utah, on November 29, 2018, as Entry No. 12893651, in Book 10734, at Page 94-115, of Official Records, all relating to and describing the real property situated in Salt Lake County, Utah, particularly described as follows:

Unit 1, Holladay Boulevard Estates, a Planned Unit Development, according to the official plat thereof, on file and of record in the Salt Lake County Recorder's Office. **TAX # 22-10-230-009**

Purportedly known as 2511 East Holladay Oaks Lane, Holladay, UT 84117 (the undersigned disclaims liability for any error in the address).

That the default which has occurred is the breach of obligations under the Trust Deed and Note which includes the failure of the Trustors and subsequent owners if any, to pay the monthly installments when due as set forth in the Note. Under the provisions of the Promissory Note and Trust Deed, the principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorneys' fees. There is also due all of the expenses and fees of these foreclosure proceedings.

The Successor Trustee declares all sums secured thereby immediately due and payable and elects to sell the property described in the Trust Deed. The default is subject to reinstatement in accordance with Utah law. All reinstatements, assumptions or payoffs must be in lawful money of the United States of America, or certified funds. Personal Checks will not be accepted.

Notice is also given that despite any possible reduced payment arrangement agreed to by the Beneficiary and/or the Beneficiary's agent, hereafter, the Beneficiary, and/or Beneficiary's agent, does not necessarily intend to instruct the Successor Trustee to defer giving the notice of sale and completing foreclosure beyond the earliest time legally allowed, unless the Beneficiary specifically agrees otherwise in writing.

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

Dated this 6th day of July, 2021.

HALLIDAY, WATKINS & MANN, P.C.:

By: [Signature]

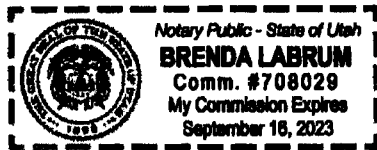
Name: Armand J. Howell

Attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., Successor Trustee
376 East 400 South, Suite 300, Salt Lake City, UT 84111
Telephone: 801-355-2886
Office Hours: Mon.-Fri., 8AM-5PM (MST)
File No. UT10993

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

The foregoing instrument was acknowledged before me this July 6, 2021, by Armand J. Howell as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the Successor Trustee.

[Signature]
Notary Public



13710621
7/7/2021 11:52:00 AM \$40.00
Book - 11202 Pg - 6405
RASHELLE HOBBS
Recorder, Salt Lake County, UT
WESTERN MORTGAGE SERVICES
BY: eCASH, DEPUTY - EF 1 P.

After Recording Mail To:
Western Mortgage Services
Po Box 1387
Bountiful, UT 84011

Notice of Default and Election to Sell

Notice is hereby given by Edwin B. Parry, Attorney at Law, as Trustee, P. O. Box 816 Bountiful, UT 84011, that a default has occurred under that certain Trust Deed dated March 8, 2017, executed by Benjamin Daniel Johnston, the Trustor, in favor of Western Mortgage Services Corporation as Beneficiary, in which Edwin B. Parry, attorney-at-law was named Trustee, the Trust Deed having been recorded in the office of the County Recorder of Salt Lake County State of Utah, on March 13, 2017, as Entry No. 12493440 Book 10537 Page 3183 of Official Records, all relating to and describing the real property situated in the County of Salt Lake, State of Utah, particularly described as follows:

LEGAL DESCRIPTION: LOT 2, BURROUGH DOWNES NO. 1, According to the official plat thereof recorded in the office of the Salt Lake County Recorder, State of Utah.

Tax ID # 21-17-278-001

Property Address: 5629 S 3275 W, Taylorsville, UT 84129

Said Trust Deed secures certain obligations under a Note secured by a Deed of Trust, of even date, in the original principal amount of \$ 40,000.00, interest at the rate of 12.00% per annum. The present holder of the beneficial interest under the Deed of Trust and the obligations secured thereby (or the attorney in fact/agent of the present holder) is Christa D. Johnson Family Trust, with Christa D. Johnson as Trustee. The promissory note obligation is in default. This note is due for February 2021 – July 2021, in the amount of \$411.45 per month together with any late fees and charges, unpaid taxes, insurance and other obligations under the Promissory note and Trust Deed and any arrear on prior liens, mortgages and trust deed loans. Under the provisions of the Promissory Note and Trust Deed, the principal balance of \$40,000.00 is accelerated and now due, together with the accruing interest, late charges, costs and Trustee's and Attorney's fees.

That by reason of such default, the present beneficiary under said Trust Deed has delivered to said Trustee a written notice of default and election for sale, and has deposited with said Trustee such Trust Deed and all documents evidencing the obligations secured thereby and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby. The default is subject to reinstatement in accordance with the Statutes of the State of Utah.

Dated this 6th day of July, 2021
Edwin B. Parry, Attorney at Law



Edwin B. Parry, Attorney at Law, Trustee
P. O. Box 1387, Bountiful, UT 84011

State of Utah }
 : SS.
County of Salt Lake }

On this 6th day of July, 2021 personally appeared before me Edwin B. Parry, Attorney at Law, of Salt Lake County, Trustee, who being duly sworn did acknowledge before me that he is the Successor Trustee and the signer of the foregoing Notice of Default.

My Commission Expires:
Seal:

Notary Public

Notary Public
Robert Kime
699266
Commission Expires
February 28, 2022
State of Utah

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT11151

13710673
7/7/2021 12:12:00 PM \$40.00
Book - 11202 Pg - 6799-6800
RASHELLE HOBBS
Recorder, Salt Lake County, UT
HALLIDAY WATKINS & MANN PC
BY: eCASH, DEPUTY - EF 2 P.

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN by the law firm of **Halliday, Watkins & Mann, P.C., Successor Trustee**, that a default has occurred under a Trust Deed dated September 23, 2005, and executed by Bobbie B. Garcia and Kelli A. Garcia, as Trustors, in favor of Argent Mortgage Company, LLC as Beneficiary, but Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W4 being the present Beneficiary, in which Atlas Title was named as Trustee. The Trust Deed was recorded in Salt Lake County, Utah, on September 30, 2005, as Entry No. 9508337, in Book 9196, at Page 4309-4327, of Official Records, all relating to and describing the real property situated in Salt Lake County, Utah, particularly described as follows:

Lot 1229, Colony West No. 12, according to the official plat on file and of record in the office of the Salt Lake County Recorder. **TAX # 21-06-254-026-0000**

Purportedly known as 4362 West Deno Drive, Salt Lake City, UT 84120 (the undersigned disclaims liability for any error in the address).

That the default which has occurred is the breach of obligations under the Trust Deed and Note which includes the failure of the Trustors and subsequent owners if any, to pay the monthly installments when due as set forth in the Note. Under the provisions of the Promissory Note and Trust Deed, the principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorneys' fees. There is also due all of the expenses and fees of these foreclosure proceedings.

The Successor Trustee declares all sums secured thereby immediately due and payable and elects to sell the property described in the Trust Deed. The default is subject to reinstatement in accordance with Utah law. All reinstatements, assumptions or payoffs must be in lawful money of the United States of America, or certified funds. Personal Checks will not be accepted.

Notice is also given that despite any possible reduced payment arrangement agreed to by the Beneficiary and/or the Beneficiary's agent, hereafter, the Beneficiary, and/or Beneficiary's agent, does not necessarily intend to instruct the Successor Trustee to defer giving the notice of sale and completing foreclosure beyond the earliest time legally allowed, unless the Beneficiary specifically agrees otherwise in writing.

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

Dated this 7th day of July, 2021.

HALLIDAY, WATKINS & MANN, P.C.:

By: [Signature]

Name: Armond J. Howell

Attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., Successor Trustee
376 East 400 South, Suite 300, Salt Lake City, UT 84111

Telephone: 801-355-2886

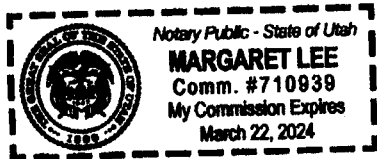
Office Hours: Mon.-Fri., 8AM-5PM (MST)

File No. UT11151

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

The foregoing instrument was acknowledged before me this July 7, 2021, by Armond J. Howell as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the Successor Trustee.

[Signature]
Notary Public



WHEN RECORDED, RETURN TO:
Lincoln Title Insurance Agency
2225 Washington Boulevard, Suite 200
Ogden, Utah 84401
Telephone: (801) 476-0303
File No. UTAH04-5848

13710912
7/7/2021 1:44:00 PM \$40.00
Book - 11202 Pg - 8070
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SMITH KNOWLES PC
BY: eCASH, DEPUTY - EF 1 P.

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN that LINCOLN TITLE INSURANCE AGENCY, a title insurance company authorized and actually doing business in the State of Utah, whose business address is 2225 Washington Boulevard, Suite 200, Ogden, Utah 84401, is the duly appointed Successor Trustee under a certain DEED OF TRUST ("Trust Deed") dated March 24, 2010, and executed by DONNA D. KING, AN UNMARRIED WOMAN, as Trustor(s), to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY, A UTAH CORPORATION, as Beneficiary, and VINTAGE TITLE INSURANCE, as Trustee, which Trust Deed was recorded on March 26, 2010, as Entry No. 10922234, in Book 9813, at Page 3434, in the Official Records of Salt Lake County, State of Utah, describing land therein situated in Salt Lake County, Utah, and more particularly as follows:

BEGINNING AT THE NORTHEAST CORNER OF LOT 22, WESTFIELD SUBDIVISION, AND RUNNING THENCE SOUTH 0°00'40" WEST 50 FEET; THENCE SOUTH 50°32'40" WEST 139.28 FEET TO A 50 FOOT RADIUS CURVE, THE CENTER OF SAID CURVE BEING SOUTH 58°10'30" WEST 50 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 30 FEET; THENCE NORTH 22°07'10" EAST 128.67 FEET; THENCE SOUTH 89°57' EAST 81.4 FEET TO THE POINT OF BEGINNING.

21-27-351-036

A breach of the obligation in the form of a Trust Deed Note ("Note") for which the trust property was conveyed as security has occurred, in that payments required by the Note have not been paid, plus all amounts which hereafter become due and payable, including any additional payments, interest, late fees, trustees, and attorney's fees, and expenses actually incurred.

Pursuant to the directions of the current Beneficiary of the Trust Deed, LINCOLN TITLE INSURANCE AGENCY, as the Successor Trustee, hereby elects to sell the property or cause the property to be sold, pursuant to the provisions of the Trust Deed and the laws of the State of Utah, to satisfy the obligations thereunder.

DATED: July 7, 2021

LINCOLN TITLE INSURANCE AGENCY

By:



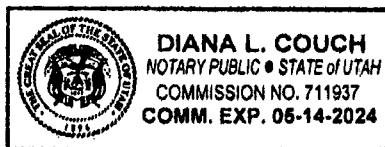
Kenyon D. Dove

Its: Authorized Agent

STATE OF UTAH

COUNTY OF WEBER

On July 7, 2021, personally appeared before me, Kenyon D. Dove, 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

WHEN RECORDED, RETURN TO:
Lincoln Title Insurance Agency
2225 Washington Boulevard, Suite 200
Ogden, Utah 84401
Telephone: (801) 476-0303
File No. UTAH04-5850

13713606
7/9/2021 4:17:00 PM \$40.00
Book - 11204 Pg - 2153
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SMITH KNOWLES PC
BY: eCASH, DEPUTY - EF 1 P.

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN that LINCOLN TITLE INSURANCE AGENCY, a title insurance company authorized and actually doing business in the State of Utah, whose business address is 2225 Washington Boulevard, Suite 200, Ogden, Utah 84401, is the duly appointed Successor Trustee under a certain DEED OF TRUST ("Trust Deed") dated August 9, 2018, and executed by MICHAELA R. CHRISTENSEN, SINGLE WOMAN, as Trustor(s), to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR VERITAS FUNDING LLC, as Beneficiary, and FIRST AMERICAN TITLE, as Trustee, which Trust Deed was recorded on August 9, 2018, as Entry No. 12826822, in Book 10701, at Page 5269, in the Official Records of Salt Lake County, State of Utah, describing land therein situated in Salt Lake County, Utah, and more particularly as follows:

LOT 74, HUB PARK ADDITION #1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE RECORDER'S OFFICE.

21-36-327-005-0000

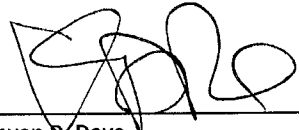
A breach of the obligation in the form of a Trust Deed Note ("Note") for which the trust property was conveyed as security has occurred, in that payments required by the Note have not been paid, plus all amounts which hereafter become due and payable, including any additional payments, interest, late fees, trustees, and attorney's fees, and expenses actually incurred.

Pursuant to the directions of the current Beneficiary of the Trust Deed, LINCOLN TITLE INSURANCE AGENCY, as the Successor Trustee, hereby elects to sell the property or cause the property to be sold, pursuant to the provisions of the Trust Deed and the laws of the State of Utah, to satisfy the obligations thereunder.

DATED: July 9, 2021

LINCOLN TITLE INSURANCE AGENCY

By:



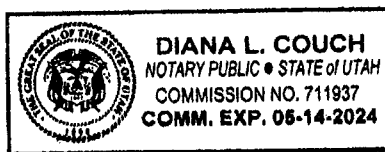
Kenyon D. Dove


Its: Authorized Agent -

STATE OF UTAH

COUNTY OF WEBER

On July 9, 2021, personally appeared before me, Kenyon D. Dove, 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

Exhibit "A"

Lot 23, EREKSON DAIRY SUBDIVISION, according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

Less and excepting therefrom the following described property:

Beginning at the Southeast corner of Lot 23, Erekson Dairy Subdivision, according to the official plat thereof on file and of record in the Salt Lake County Recorder's office, and running thence South 53 deg. 10'13" West along the Southerly line of said Lot 23, 76.67 feet; thence North 51 deg. 00' East 76.81 feet to Kerry Circle; thence Southeasterly on a 50 foot radius curve to the left (chord bears South 35 deg. 09'44" East 2.91 feet) a distance of 2.91 feet to the point of beginning.

Together with the following described property:

Beginning at the Western most corner of Lot 22, Erekson Dairy Subdivision, according to the official plat thereof on file and of record in the Salt Lake County Recorder's office, and running thence North 53 deg. 10'13" East along the Northwesterly line of said Lot 22, 34.12 feet; thence South 51 deg. 00' West along a fence 34.19 feet; thence North 35 deg. 00' West 1.30 feet to the point of beginning.

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.

Case No. 21.79816.1\MSW
Parcel ID #: 22-18-404-038

After Recording Return To:
Lundberg & Associates PC
3269 South Main Street, Suite 100
Salt Lake City, UT 84115
(801) 263-3400

Case No. 16.65022.5\MSW

rm

Parcel ID #: 22-35-251-025

(Space above for County Recorder's use)

13714786
7/12/2021 3:47:00 PM \$40.00
Book - 11204 Pg - 9841
RASHELLE HOBBS
Recorder, Salt Lake County, UT
LUNDBERG & ASSOCIATES, P.C.
BY: eCASH, DEPUTY - EF 1 P.

NOTICE OF DEFAULT AND ELECTION TO SELL

Dallas Walter Larson, II, as trustor, executed a trust deed dated July 7, 2006 to secure the performance of promissory note obligations. The trust deed was filed for record on July 12, 2006, with recorder's entry No. 9780289, in Book 9320 at Page 9158, Salt Lake County, Utah, and covers the following real property:

Lot 7, WILLOWCREST NO. 5, according to the official plat thereof recorded in the office of the Salt Lake County Recorder Utah.

Less and excepting: Beginning at Southeast corner of said Lot 7, North 4°42'28" West 85.288 feet; East 7 feet more or less; South 85 feet to beginning.

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.

A breach of an obligation for which the trust property was conveyed as security has occurred. The monthly payment obligation set forth in the promissory note is in default. All delinquent monthly payments, together with all unpaid taxes, insurance and other obligations under the promissory note and trust deed, are due. Under the provisions of the promissory note and trust deed, the unpaid principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorneys' fees. Accordingly, the trustee has elected to sell the property described in the trust deed.

DATED: 7/12/2021

Lundberg & Associates, PC, Trustee

Brigham Lundberg
Printed Name BRIGHAM LUNDBERG

Authorized Officer

3269 South Main Street, Suite 100

Salt Lake City, UT 84115

Office Hours: 8:00 a.m. - 5:00 p.m.

(801) 263-3400

State of Utah)

: ss.

County of Salt Lake)

On this 12 day of July, 2021, before me,
Liseth Diaz, a notary public, personally appeared
Brigham Lundberg, an authorized officer of Lundberg & Associates, PC, trustee,
proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this
document, and acknowledged that he executed the same.

Liseth Diaz
Notary Public

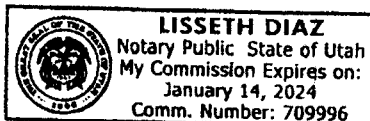


Exhibit "A"

BEGINNING at a point which is South 89 deg. 56'16" West 628.65 feet and North 0 deg. 10'20" East 24.75 feet from the center of Section 34, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 89 deg. 56'16" West 163.43 feet; thence North 0 deg. 10'20" East 133.04 feet; thence South 89 deg. 49'38" East 163.35 feet; thence South 0 deg. 10'20" West 132.38 feet to the point of beginning.

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.

Case No. 21.79666.1

Parcel ID #: 14-34-177-026

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT11130

13715889
7/13/2021 2:08:00 PM \$40.00
Book - 11205 Pg - 5636-5637
RASHELLE HOBBS
Recorder, Salt Lake County, UT
HALLIDAY WATKINS & MANN PC
BY: eCASH, DEPUTY - EF 2 P.

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN by the law firm of Halliday, Watkins & Mann, P.C., Successor Trustee, that a default has occurred under a Trust Deed dated November 1, 2007, and executed by Manuel Lopez and Jeronimo Silva, as Trustors, in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Taylor, Bean & Whitaker Mortgage Corp., its successors and assigns as Beneficiary, but Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Credit Risk Transfer Trust, Series 2019-2 being the present Beneficiary, in which Inwest Title was named as Trustee. The Trust Deed was recorded in Salt Lake County, Utah, on November 6, 2007, as Entry No. 10268006, in Book 9534, at Page 2882-2896, of Official Records, all relating to and describing the real property situated in Salt Lake County, Utah, particularly described as follows:

All of Lot 13, Fairfield Addition Subdivision, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah. TAX # 08-34-252-038

Purportedly known as 1491 West Walnut Drive, Salt Lake City, UT 84116 (the undersigned disclaims liability for any error in the address).

That the default which has occurred is the breach of obligations under the Trust Deed and Note which includes the failure of the Trustors and subsequent owners if any, to pay the monthly installments when due as set forth in the Note. Under the provisions of the Promissory Note and Trust Deed, the principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorneys' fees. There is also due all of the expenses and fees of these foreclosure proceedings.

The Successor Trustee declares all sums secured thereby immediately due and payable and elects to sell the property described in the Trust Deed. The default is subject to reinstatement in accordance with Utah law. All reinstatements, assumptions or payoffs must be in lawful money of the United States of America, or certified funds. Personal Checks will not be accepted.

Notice is also given that despite any possible reduced payment arrangement agreed to by the Beneficiary and/or the Beneficiary's agent, hereafter, the Beneficiary, and/or Beneficiary's agent, does not necessarily intend to instruct the Successor Trustee to defer giving the notice of sale and completing foreclosure beyond the earliest time legally allowed, unless the Beneficiary specifically agrees otherwise in writing.

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

Dated this 13th day of July, 2021.

HALLIDAY, WATKINS & MANN, P.C.:

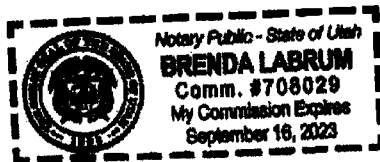
By: 

Name: Armand J. Howell

Attorney and authorized agent of the law firm of
Halliday, Watkins & Mann, P.C., Successor Trustee
376 East 400 South, Suite 300, Salt Lake City, UT 84111
Telephone: 801-355-2886
Office Hours: Mon.-Fri., 8AM-5PM (MST)
File No. UT11130

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

The foregoing instrument was acknowledged before me this July 13, 2021, by Armand J. Howell as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the Successor Trustee.




Notary Public