

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT12610

ENT95986:2022 PG 1 of 2
Andrea Allen
Utah County Recorder
2022 Aug 30 02:04 PM FEE 40.00 BY KR
RECORDED FOR Halliday, Watkins & Mann, P.C.
ELECTRONICALLY RECORDED

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 October 22, 2020, and executed by Daren Ahlstrom aka Daren P. Ahlstrom, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Altabank, its successors and assigns as Beneficiary, but Nationstar Mortgage LLC being the present Beneficiary, in which Altabank, a Utah Corporation was named as Trustee. The Trust Deed was recorded in Utah County, Utah, on October 28, 2020, as Entry No. 170170:2020, of Official Records, all relating to and describing the real property situated in Utah County, Utah, particularly described as follows:

Unit 22, in Building P, contained within Amended Plat "A" Plum Creek Condominiums, a Utah Condominium Project, as the same is identified on the Official Plat thereof recorded in Utah County, Utah, as Entry No. 7505:2005, and further defined and described in the Declaration of Condominium recorded December 31, 2003, as Entry No. 202442:2003, of Official Recorded (as said Map and Declaration may heretofore be amended and/or supplemented). Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alternation both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act. **TAX # 49-590-0062**

Purportedly known as 3883 East Glacier Road, Eagle Mtn, UT 84005 (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 Trustor 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 30th day of August, 2022.

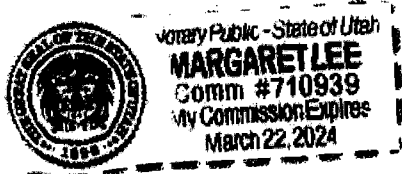
HALLIDAY, WATKINS & MANN, P.C.:

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. UT12610

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

The foregoing instrument was acknowledged before me this August 30, 2022, 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

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT12483

ENT96417:2022 PG 1 of 2
Andrea Allen
Utah County Recorder
2022 Aug 31 01:46 PM FEE 40.00 BY KR
RECORDED FOR Halliday, Watkins & Mann, P.C.
ELECTRONICALLY RECORDED

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 May 14, 2009, and executed by Carol Cardall and Gary Cardall, trustees of the Cardall Family Trust Under agreement dated the 10th day of February, 1988, as Trustors, in favor of Bank of America, N.A. as Beneficiary, in which Stewart T. Matheson, Attorney at Law was named as Trustee. The Trust Deed was recorded in Utah County, Utah, on May 19, 2009, as Entry No. 55545:2009, of Official Records, all relating to and describing the real property situated in Utah County, Utah, particularly described as follows:

Beginning at a point which is North 89°18' West 74.0 feet and North 0°46' East 27.1 feet from the Southwest corner of Lot 2, Block 3, Revised Maple Village Subdivision, a subdivision in Provo, Utah; thence North 0°46' East 100.0 feet to the South line of 450 North Street; thence North 89°18' West along said street line 51.04 feet to a curve concave Southeasterly, said curve having an interior angle of 50.12 feet and a radius of 21.34 feet; thence Southwesterly around the periphery of said curve 18.69 feet to a curve concave Northwesterly, said curve having a radius of 50.0 feet; thence Southwesterly around the periphery of said curve 6.49 feet; thence South 0°46' West 88.08 feet; thence South 89°18' East 72.4 feet to the point of beginning.

More correctly described as:

A portion of Lot 9, Block 2, Plat C, Maple Village Subdivision as described as follows:

Beginning at a point which is North 89°18' West 74.0 feet and North 0°46' East 27.1 feet from the Southwest corner of Lot 2, Block 3, Revised Maple Village Subdivision, a subdivision in Provo, Utah; thence North 0°46' East 100.0 feet to the South line of 450 North Street; thence North 89°18' West along said street line 51.04 feet to a curve concave Southeasterly, said curve having an interior angle of 50.12 feet and a radius of 21.34 feet; thence Southwesterly around the periphery of said curve 18.69 feet to a curve concave Northwesterly, said curve having a radius of 50.0 feet; thence Southwesterly around the periphery of said curve 6.49 feet; thence South 0°46' West 88.08 feet; thence South 89°18' East 72.4 feet to the point of beginning. **TAX # 46-013-0014**

Purportedly known as 1131 West 450 North, Provo, UT 84601 (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 entire unpaid principal balance together with all accrued interest which became due in full on March 16, 2022. 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 31st day of August, 2022.

HALLIDAY, WATKINS & MANN, P.C.:

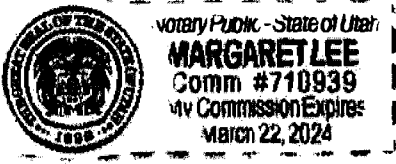
By: [Signature]

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. UT12483

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

The foregoing instrument was acknowledged before me this August 31, 2022, 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



Exp 3/22/24

Exhibit "A"

Lot 51, Phase 2, ELK RIDGE MEADOWS, a planned community development, according to the official plat thereof, as recorded in the office of the Utah County Recorder.

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. 22.83988.1\CL
Parcel ID #: 38-401-0051

Exhibit "A"

Lot 22, Plat "A", DRY CREEK SUBDIVISION, Payson, Utah County, Utah, according to the official plat thereof on file in the Office of the Recorder, Utah County, Utah.

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. 22.84034.1
Parcel ID #: 37-083-0022

WHEN RECORDED RETURN TO:

ORANGE TITLE INSURANCE AGENCY, INC.
374 East 720 South
Orem, Utah 84058
Phone: (800) 500-8757

NOTICE OF DEFAULT

T.S. NO.: 105472-UT

APN: 26:070:0084

NOTICE IS HEREBY GIVEN THAT ANTHONY DECARNE PINKERTON, A MARRIED MAN as Trustor, AMROCK UTAH INC as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 8/16/2019 and recorded on 8/19/2019, as Instrument No. 79423:2019, in the official records of Utah County, Utah, covering the following described real property situated in said County and State, to-wit:

COMMENCING NORTH 1246.42 FEET AND EAST 20.8 FEET FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°29'50" WEST 80.46 FEET; THENCE NORTH 89°11'34" EAST 149.98 FEET; THENCE SOUTH 1°45'36" EAST 79.57 FEET; THENCE SOUTH 89°51'08" WEST 151.74 FEET TO THE BEGINNING.

MORE CORRECTLY DESCRIBED AS:

COMMENCING NORTH 1246.42 FEET AND EAST 20.8 FEET FROM THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°29'50" WEST 80.46 FEET; THENCE NORTH 89°11'34" EAST 149.98 FEET; THENCE SOUTH 1°45'36" EAST 79.57 FEET; THENCE SOUTH 88°51'08" WEST 151.74 FEET TO THE BEGINNING.

The obligation included a Note for the principal sum of \$279,837.00.

A breach or a default in the obligation for which said Deed of Trust is security has occurred as follows: Installment of Principal and Interest plus impounds and/or advances which became due on 3/1/2022 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

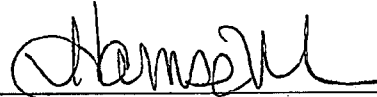
T.S. NO. 105472-UT

By reason of such default, Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc., the current Beneficiary has executed and delivered to the Trustee a written declaration of default and a demand for sale, has deposited with the Trustee the deed and all documents evidencing the obligation secured thereby is immediately due and payable, and has elected and does elect to cause the trust property to be sold to satisfy the obligations secured thereby.

TRUSTEE CONTACT INFORMATION:
ORANGE TITLE INSURANCE AGENCY, INC.
374 East 720 South
Orem, Utah 84058
Phone: (800) 500-8757
Fax: (801) 285-0964
Hours: Monday-Friday 9a.m.-5p.m.

DATED: August 31, 2022

ORANGE TITLE INSURANCE AGENCY, INC.



Hamsa Uchi, Authorized Agent

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On AUG 31 2022 before me, Lorelle Aoun, a Notary Public, personally appeared Hamsa Uchi who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Lorelle Aoun (Seal)

