

ENT 56232:2023 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Aug 28 09:51 AM FEE 40.00 BY CS  
RECORDED FOR Title365 Newport  
ELECTRONICALLY RECORDED

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.: 114846-UT

APN: 53:358:0109

NOTICE IS HEREBY GIVEN THAT LLOYD DARVEL GEORGE AND LORI M GEORGE as Trustor, RUDD AND HAWKES TITLE INSURANCE as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ACADEMY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 3/9/2022 and recorded on 3/10/2022, as Instrument No. 30834:2022, in the official records of Utah County, Utah, covering the following described real property situated in said County and State, to-wit:

Unit 109 of Timpanogos-Gateway Condominiums Revised, Phase "1", as the same is identified in the Record for Survey Map Recorded December 5, 2000 as Entry No. 96044:2000, and Map Filing Number 8854 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Condominium (Including Bylaws) of Timpanogos Gateway Condominiums, recorded December 2000 as Entry Number 96045:2000 of official records of the Utah County Recorder (as said Declaration may have heretofore been amended or supplemented).

Together with the appurtenant undivided ownership interest in and to the Common Area and Facilities as the same is described in said Declaration of Condominium (as said Declaration may have heretofore been amended or supplemented).

### MORE ACCURATELY DESCRIBED AS

Unit 109, contained within the Timpanogos Gateway Condominiums, Revised, a condominium project as the same is identified in the record of Survey Map Recorded May 19, 2006 in Utah County, as Entry No. 61821:2006 (as said record of Survey Map may have heretofore been amended or supplemented) and in the Declaration Recorded on September 15, 2003 in Utah County, as Entry No. 150783:2003 (as said Declaration may have heretofore been amended or supplemented.)

Together with the appurtenant undivided interest in said project's common areas as established in said Declaration and allowing for periodic alteration both in the magnitude of said undivided interest and in the composition of the common areas and facilities to which said interest relates.

The obligation included a Note for the principal sum of \$87,500.00.

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 2/1/2023 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

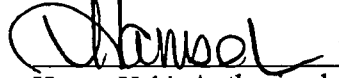
T.S. NO. 114846-UT

By reason of such default, ONSLOW BAY FINANCIAL LLC, 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: AUG 25 2023

ORANGE TITLE INSURANCE AGENCY, INC.



Hamsa Uchi, Authorized Agent

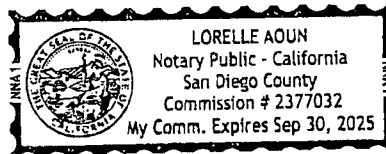
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of **California** } ss.  
County of **San Diego** }

On AUG 25 2023 before me, Lorelle Aoun, 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 said State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lorelle Aoun (Seal)



ENT 56834:2023 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Aug 30 08:44 AM FEE 40.00 BY CS  
RECORDED FOR Halliday, Watkins & Mann, P  
ELECTRONICALLY RECORDED

AFTER RECORDING RETURN TO:  
Halliday, Watkins & Mann, P.C.  
376 East 400 South, Suite 300  
Salt Lake City, UT 84111  
File No. UT23052

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 December 7, 2020, and executed by Brandon Sharp, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Cyprus Federal Credit Union, its successors and assigns as Beneficiary, but Flagstar Bank, N.A. fka Flagstar Bank, FSB being the present Beneficiary, in which Meridian Title Company was named as Trustee. The Trust Deed was recorded in Utah County, Utah, on December 11, 2020, as Entry No. 197670:2020, of Official Records, all relating to and describing the real property situated in Utah County, Utah, particularly described as follows:

Lot 14, Plat "A", Willes Subdivision, according to the plat thereof as recorded in the office of the Utah County Recorder.  
TAX # 55-040-0014

Purportedly known as 310 East 300 South, Lehi, UT 84043 (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 29 day of August, 2023.

HALLIDAY, WATKINS & MANN, P.C.:

By: Hillary McCormack

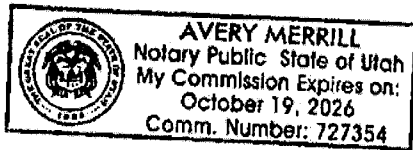
Name: Hillary McCormack

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. UT23052

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

The foregoing instrument was acknowledged before me this August 29th, 2023, by Hillary McCormack as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the Successor Trustee.

Avery Merrill  
Notary Public



ENT 56835 : 2023 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Aug 30 08:44 AM FEE 40.00 BY CS  
RECORDED FOR Halliday, Watkins & Mann, P  
ELECTRONICALLY RECORDED

AFTER RECORDING RETURN TO:  
Halliday, Watkins & Mann, P.C.  
376 East 400 South, Suite 300  
Salt Lake City, UT 84111  
File No. UT12182

**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 June 4, 2020, and executed by Samuel E. Evans, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns as Beneficiary, but NewRez LLC d/b/a Shellpoint Mortgage Servicing being the present Beneficiary, in which Access Title Company, Inc. was named as Trustee. The Trust Deed was recorded in Utah County, Utah, on June 5, 2020, as Entry No. 77277:2020, of Official Records, all relating to and describing the real property situated in Utah County, Utah, particularly described as follows:

Lot 3, Ross Subdivision, Plat "A", Santaquin, Utah, according to the Official Plat thereof on file in the office of the Recorder, Utah County, Utah. TAX # 51:045:0003

Purportedly known as 455 South 300 East, Santaquin, UT 84655 (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 29 day of August, 2023.

HALLIDAY, WATKINS & MANN, P.C.:

By: Hillary McCormack

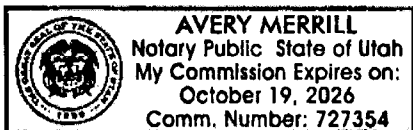
Name: Hillary McCormack

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. UT12182

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

The foregoing instrument was acknowledged before me this August 29th, 2023, by Hillary McCormack as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the Successor Trustee.

Avery Merrill  
Notary Public



AFTER RECORDING RETURN TO:  
Halliday, Watkins & Mann, P.C.  
376 East 400 South, Suite 300  
Salt Lake City, UT 84111  
File No. UT23078

**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 December 14, 2021, and executed by Stacie Louise Watkins, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for My Move Mortgage, LLC, a Limited Liability Corporation, DBA Momentum Loans, its successors and assigns as Beneficiary, but Lakeview Loan Servicing, LLC being the present Beneficiary, in which Cottonwood Title Insurance Agency, Inc. was named as Trustee. The Trust Deed was recorded in Utah County, Utah, on December 14, 2021, as Entry No. 206622:2021, of Official Records, all relating to and describing the real property situated in Utah County, Utah, particularly described as follows:

Lot C410, Overland Subdivision Phase C, Plat 4, according to the official plat thereof as recorded in the Office of the Utah County Recorder. TAX # 48-534-0410

Purportedly known as 6392 North Pine Tree Way, Eagle Mountain, 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 29 day of August, 2023.

HALLIDAY, WATKINS & MANN, P.C.:

By: Hillary McCormack

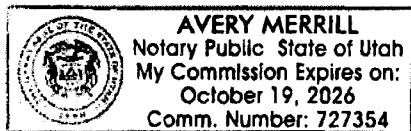
Name: Hillary McCormack

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. UT23078

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

The foregoing instrument was acknowledged before me this August 29<sup>th</sup>, 2023, by Hillary McCormack as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the Successor Trustee.

Avery Merrill  
Notary Public





After Recording Return To:  
Eagle Gate Title Insurance Agency, Inc.  
59 West University Parkway  
Orem, UT 84058  
File No. UT-100482-CM  
Parcel ID #: 38-366-0295

ENT 57836:2023 PG 1 of 1  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Sep 01 01:00 PM FEE 40.00 BY LT  
RECORDED FOR Eagle Gate Title Insurance  
ELECTRONICALLY RECORDED

(See Above for County Recorder's Use)

**NOTICE OF DEFAULT AND ELECTION TO SELL**

On or about MAY 2, 2022, Candace Lierd as trustor(s), executed a trust deed to secure the performance by the trustor(s) of promissory note obligations in favor of SourceOne Financial, Inc. , as Beneficiary, and TRULY TITLE, INC , as original Trustee. The trust deed was recorded on MAY 12, 2022 , as Entry No. 58720:2022 in book NA at page NA , in the office of the Utah county recorder,

Beneficial Interest in said Deed of Trust was assigned to Vintry Investments, LLC by Assignment of Trust Deed dated May 13, 2022 and Recorded May 17, 2022 as Entry No. 60287:2022 in the office of the Utah County Recorder, Utah, and covers the following real property:


Lot 295, EAGLE SUMMIT PHASE 2, according to the official plat thereof on file and of record in the Utah County Recorder's Office, State of 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.

The 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 attorney's fees. Accordingly, the trustee has elected to sell the property described in the trust deed.

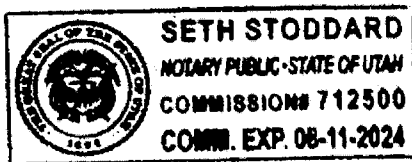
DATED: 9-1-23

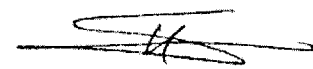
Eagle Gate Title Insurance Agency, Inc.

  
By: Chris Madison  
Its: Vice President  
59 West University Parkway  
Orem, Utah 84058  
Office Hours: 9:00 a.m. – 5:00 p.m.  
801-901-3780

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

On the 1 day of September, 2023 personally appeared before me Chris Madison, signer of the within instrument, who duly acknowledged to me that he is the Vice President of Eagle Gate Title Insurance Agency, Inc., executed the same pursuant to its by-laws (or by a resolution of its Board of Directors).



  
\_\_\_\_\_  
Notary Public

After Recording Return to:  
Glenn R. Bronson, Esq.  
Trask Britt  
230 South 500 East, Suite 300  
Salt Lake City, UT 84102  
Tel: (801) 532-1922

ENT 57934:2023 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Sep 01 02:20 PM FEE 40.00 BY KR  
RECORDED FOR TraskBritt, P.C.  
ELECTRONICALLY RECORDED

Tax Parcel No: 400230004

### NOTICE OF DEFAULT AND ELECTION TO SELL

On or about November 21, 2013, KEITH H. MASON AS SURVIVING JOINT TENANTS, as Trustor, executed and delivered to ZIONS FIRST NATIONAL BANK, n/k/a ZIONS BANCORPORATION, N.A., as Trustee, for the benefit of ZIONS FIRST NATIONAL BANK, n/k/a ZIONS BANCORPORATION, N.A., as Beneficiary, a certain Revolving Credit Deed of Trust ("**Deed of Trust**") to secure the performance of the obligations under a Home Equity Line Credit Agreement and Disclosure ("**Agreement**"). The Deed of Trust was recorded in the office of the of the Utah County Recorder, State of Utah, on January 21, 2014, as Entry No. 3897:2014, Pg 1 of 22, and covered the following real property situated in Provo, State of Utah:

THAT CERTAIN PIECE OR PARCEL OF LAND, AND THE BUILDINGS AND IMPROVEMENTS

THEREON, KNOWN AS: 1169 GRAND AVE

IN THE TOWN OF: PROVO

COUNTY OF: UTAH

AND STATE OF: UT

LEGAL DESCRIPTION: LOT 4, PLAT "A", GRAND VIEW PARK SUBDIVISION, PROVO, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF IN THE OFFICE OF THE UTAH COUNTY RECORDER.

TOGETHER WITH all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters.

TOGETHER WITH all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters.

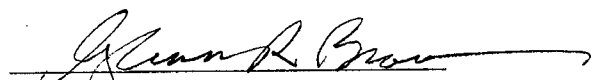
The real property or its address is commonly known as 1169 GRAND AVE, PROVO, UT 84604. The undersigned disclaims any liability for any error in the street address.

ZIONS BANCORPORATION, N.A., is presently the holder of the beneficial interest under the Deed of Trust, and GLENN R. BRONSON is named as Successor Trustee. The payment obligations set forth in the Agreement are in default, including the failure to make payments, in whole or in part, under the Agreement due for the months of March through August, 2023. Under the provisions of the Agreement and Deed of Trust, the principal balance of \$49,934.28 is hereby accelerated and now due, together with any unpaid taxes, insurance, and other obligations under the Agreement and Deed of Trust, including interest, late charges, and trustee's and attorneys' fees.

Accordingly, notice is hereby given that the Trustee has elected to foreclose the Deed of Trust by advertisement and sale, as provided in Utah Code § 57-1-25, *et seq.*, as amended and supplemented, and sell the property described in the Deed of Trust, as provided in such Utah Code, to satisfy the obligations secured by the Deed of Trust.

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

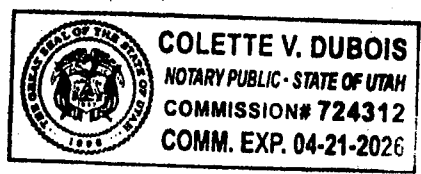
DATED the 15<sup>th</sup> day of September, 2023

  
Glenn R. Bronson  
Successor Trustee

STATE OF UTAH            )  
                                      :SS.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of September, 2023, by Glenn R. Bronson, Successor Trustee.

  
Notary Public  
Resides in: Salt Lake County



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.: 116011-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 COMER 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 4/1/2023 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

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.

NOTICE OF DEFAULT

T.S. NO. 116011-UT

ENT 57985:2023 PG 2 of 2

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: AUG 31 2023

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 } ss.  
County of San Diego }

On AUG 31 2023 before me, Lorelle Aoun, 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 said State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lorelle Aoun (Seal)

