

WHEN RECORDED RETURN TO:

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

ENT 3338:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jan 18 03:08 PM FEE 40.00 BY CS
RECORDED FOR Orange Title Insurance Agen
ELECTRONICALLY RECORDED

NOTICE OF DEFAULT

T.S. NO.: 120030-UT

APN: 08:156:0019

NOTICE IS HEREBY GIVEN THAT KELVAN CALL AND BRIANNA CALL, AS JOINT TENANTS as Trustor, NOVATION TITLE INSURANCE AGENCY as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FIRST UTAH BANK, A CORPORATION, ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 10/5/2018 and recorded on 10/5/2018, as Instrument No. 96063:2018 the subject Deed of Trust was modified by Loan Modification recorded on 6/18/2021 as Instrument 110603:2021, in the official records of Utah County, Utah, covering the following described real property situated in said County and State, to-wit:

COMMENCING NORTH 89°34'55" WEST 145.40 FEET FROM THE NORTHEAST CORNER OF BLOCK 32, PLAT "Q", PAYSON CITY SURVEY OF BUILDING LOTS; THENCE SOUTH 89°34'55" EAST 37.32 FEET, MORE OR LESS, TO THE CENTERLINE AND CENTERLINE EXTENDED OF THE CENTER DIVIDING WALL OF AN EXISTING TWIN HOME; THENCE SOUTH 0°38'11" EAST, ALONG SAID CENTER LINE, 110.02 FEET; THENCE NORTH 89°34'55" WEST 38.54 FEET; THENCE NORTH 110.0 FEET TO THE POINT OF BEGINNING.

The obligation included a Note for the principal sum of \$226,495.00.

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 9/1/2023 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

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ENT 3338:2024 PG 2 of 2

By reason of such default, Nationstar Mortgage 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: JAN 18 2024

ORANGE TITLE INSURANCE AGENCY, INC.

Hamsa Uchi

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 **JAN 18 2024** before me, **Christina Poeppel**, 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 *Christina Poeppel* (Seal)

