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You searched for: RecordingDateID >= Tue Apr 01 00:00:00 MDT 2025 and <= Wed Apr 16 00:00:00 MDT 2025 and Document Types Searched Over=Notice of Default, Trustee's Deed

4 items found, displaying all items.1

Description Summary		Add All to My Images		
Notice of Default 00830989	B: 1710 P: 597, ... 04/02/2025 02:25:14 PM Related:	B-0909-0000-0000 From: HALLIDAY WATKINS & MANN P C	To: BUTTON RALPH	Subd: CEDAR CITY BL 48 PLAT B
	COM 846.10 FT N & 18 RDS W OF NW COR BLK 34, PLAT B, CEDA...			View ImageAdd to My Images
Notice of Default 00831046	B: 1710 P: 803 04/03/2025 01:30:11 PM Related:	B-0118-0000-0000 From: SCALLEY READING BATES HANSEN & RASMUSSEN P C	To: BLAKE COZZENS PROPERTY MANAGEMENT L L C	Subd: U T JONES Lot: 1 , Subd: U T JONES Lot: 18
	LOT 1 & LOT 18, U T JONES SUBDIVISION. EXCPT N 0.50 FT OF...			View ImageAdd to My Images
Notice of Default 00831384	B: 1711 P: 563 04/10/2025 12:50:05 PM Related:	A-0906-0167-0000 From: SCALLEY READING BATES HANSEN & RASMUSSEN P C	To: ROBB MARY E, TULLIS QUENTIN	Subd: TRAILS WEST SUBDIVISION PHASE VIII Lot: 167
	LOT 167, TRAILS WEST SUBDIVISION, PHASE VIII.			View ImageAdd to My Images
Trustee's Deed 00831474	B: 1711 P: 997, ... 04/11/2025 04:15:25 PM Related:	B-1857-1061-0000 From: BALL RODNEY ALAN/VIDAJETSSY J/T, BALL VIDAJETSSY J/T, LINCOLN TITLE INSURANCE AGENCY	To: UTAH HOUSING CORPORATION	Subd: OLD SORREL TOWNHOMES PUD. PHASE 1 Unit: 1061
	UNIT 1061, OLD SORREL TOWNHOMES, P.U.D. PHASE 1, TOG W/ U...			View ImageAdd to My Images

4 items found, displaying all items.1

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AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT26101

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 28, 2015, and executed by Ralph Button, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mountain America Federal Credit Union, its successors and assigns as Beneficiary, but Truist Bank being the present Beneficiary, in which Southern Utah Title Company of Cedar City was named as Trustee. The Trust Deed was recorded in Iron County, Utah, on June 1, 2015, as Entry No. 00670343, in Book 1315, at Page 531, of Official Records, all relating to and describing the real property situated in Iron County, Utah, particularly described as follows:

Commencing 846.10 feet North and 18 rods West of the Northwest corner of Block 34, Plat "B", Cedar City Town Survey; thence West 13 rods; thence North 59.4 feet; thence East 13 rods; thence South 59.4 feet, more or less, to the point of beginning. **TAX # B-0909-0000-0000**

Purportedly known as 332 North 400 West, Cedar City, UT 84721 (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: 04/02/2025

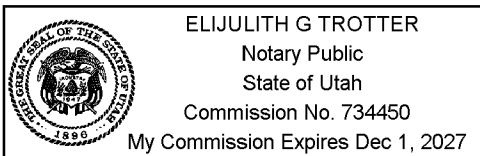
HALLIDAY, WATKINS & MANN, P.C.:

By: 

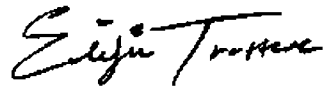
Name: Jessica Oliveri
Attorney and authorized agent of the law firm of
Halliday, Watkins & Mann, P.C., Successor Trustee
376 East 400 South, Suite 300, Salt Lake City, UT 84111
Telephone: 801-355-2886
Office Hours: Mon.-Fri., 8AM-5PM (MST)
File No. UT26101

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

The foregoing instrument was acknowledged before me on 04/02/2025,
by Jessica Oliveri as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the Successor
Trustee.



Remotely Notarized with audio/video via
Simplifile


Notary Public

00831046 B: 1710 P: 803

B: 1710 P: 803 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 1

04/03/2025 01:30:11 PM By: SCALLEY READING BATES HANSEN & RASMUSSEN, P.C.

ELECTRONICALLY RECORDED FOR:

SCALLEY READING BATES

HANSEN & RASMUSSEN, P.C.

Attn: Marlon L. Bates

15 West South Temple, Ste 600

Salt Lake City, Utah 84101

Telephone No. (801) 531-7870

Business Hours: 9:00 am to 5:00 pm (Mon.-Fri.)

Trustee No. 67152-161F

Parcel No. B-0118-0000-0000

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Commercial Real Estate Deed of Trust Future Advances and Future Obligations are Secured by the Real Estate Deed of Trust executed by Blake Cozzens Property Management, L.L.C., a Utah Limited Liability Company, as grantor(s), in which Mountain America Federal Credit Union is named as beneficiary, and Mountain America Federal Credit Union is appointed trustee, and filed for record on April 17, 2023, and recorded as Entry No. 804113, in Book 1640, at Page 561, Records of Iron County, Utah.

REVISED LOTS 1 & 18, U.T. JONES SUBDIVISION, ALL OF LOTS 1 AND 18, U.T. JONES SUBDIVISION EXCEPTING THE NORTH 0.50 FEET OF SAID LOT 18.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the grantor(s) failed to pay the January 1, 2025 monthly installment and all subsequent installments thereafter as required by the Note and there is a material adverse change in the financial condition, ownership or management of grantor or any person obligated on the indebtedness. Therefore, pursuant to the demand and election of the beneficiary, the trustee hereby elects to sell the trust property to satisfy the delinquent obligations referred to above. All delinquent payments, late charges, foreclosure costs, and property taxes and assessments, if any, must be paid in full within three months of the recording of this Notice to reinstate the loan. Furthermore, any other default, such as a conveyance of the property to a third party, allowing liens and encumbrances to be placed upon the property, or allowing a superior lien to be in default, must also be cured within the three-month period to reinstate the loan.

DATED this 3 day of April, 2025.

Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee

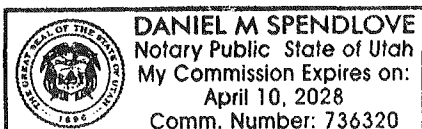


By: Marlon L. Bates

Its: Supervising Partner

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 3 day of April, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.


NOTARY PUBLIC

00831384 B: 1711 P: 563

B: 1711 P: 563 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 1

04/10/2025 12:50:05 PM By: SCALLEY READING BATES HANSEN & RASMUSSEN, P.C.

ELECTRONICALLY RECORDED FOR:

SCALLEY READING BATES
HANSEN & RASMUSSEN, P.C.

Attn: Marlon L. Bates

15 West South Temple, Ste 600

Salt Lake City, Utah 84101

Telephone No. (801) 531-7870

Business Hours: 9:00 am to 5:00 pm (Mon.-Fri.)

Trustee No. 51121-1941F

Parcel No. A-0906-0167-0000

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust executed by Mary E. Robb (later modified to reflect Quentin Tullis via FHA Modification Agreement, recorded October 21, 2024, as Entry No. 824949, in Book 1693, at Page 788), as trustor(s), in which Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Home Loan Corporation, its successors and assigns is named as beneficiary, and Southern Utah Title Company of Cedar City, a Utah corporation is appointed trustee, and filed for record on December 27, 2001, and recorded as Entry No. 442742, in Book 782, at Page 294, Records of Iron County, Utah.

ALL OF LOT 167, TRAILS WEST SUBDIVISION, PHASE VIII, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE IRON COUNTY RECORDER.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the December 1, 2024 monthly installment and all subsequent installments thereafter as required by the Note. Therefore, pursuant to the demand and election of the beneficiary, the trustee hereby elects to sell the trust property to satisfy the delinquent obligations referred to above. All delinquent payments, late charges, foreclosure costs, and property taxes and assessments, if any, must be paid in full within three months of the recording of this Notice to reinstate the loan. Furthermore, any other default, such as a conveyance of the property to a third party, allowing liens and encumbrances to be placed upon the property, or allowing a superior lien to be in default, must also be cured within the three-month period to reinstate the loan.

DATED this 10 day of April, 2025.

Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates

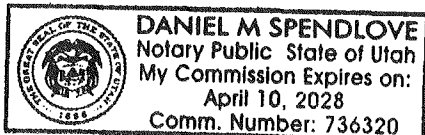
Its: Supervising Partner

STATE OF UTAH)

: ss

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 10 day of April, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.


NOTARY PUBLIC

When recorded return to:
Lincoln Title Insurance Agency
C/O Smith Knowles, PLLC
2225 Washington Boulevard, Suite 200
Ogden, Utah 84401
Telephone: (801) 476-0303
SK file No. UTAH04-6686

Mail tax notice to:
UTAH HOUSING CORPORATION
2479 SOUTH LAKE PARK BLVD
WEST VALLEY CITY, UT 84120

PIN: B-1857-1061-0000

TRUSTEE'S DEED UPON SALE

THIS INDENTURE made April 11, 2025, between LINCOLN TITLE INSURANCE AGENCY, as Successor Trustee (hereinafter referred to as "Trustee"), under the hereinafter described Deed of Trust and UTAH HOUSING CORPORATION (hereinafter referred to as "Grantee");

WHEREAS, RODNEY ALAN BALL AND VIDAJETSSY BALL, HUSBAND AND WIFE as "Trustors", by DEED OF TRUST (hereinafter "Trust Deed") dated SEPTEMBER 7, 2023, to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD., as Beneficiary, and in which COTTONWOOD TITLE is named as Trustee, which Trust Deed was recorded SEPTEMBER 7, 2023, as Entry No. 00809646, in Book 1654, at Page 741, in the Official Records of IRON County, State of Utah, did grant and convey the real property described therein to secure, among other obligations, payment of a Note and interest, according to the terms thereof, other sums and money advanced, and interest on the amounts; and

WHEREAS, the beneficial interest of the Deed of Trust was assigned to UTAH HOUSING CORPORATION by that certain Assignment of Trust Deed, recorded on OCTOBER 2, 2024, as Entry No. 00824273, in Book, 1691, at Page 1103 in the Official Records of IRON County, Utah; and

WHEREAS, there was a breach and default under the terms of the Trust Deed as set forth in the referenced Notice of Default; and

WHEREAS, a Substitution of Trustee appointing LINCOLN TITLE INSURANCE AGENCY, as Successor Trustee, was recorded on NOVEMBER 13, 2024, as Entry No. 00825860, in Book 1695, at Page 1834 of the Official Records of IRON County, State of Utah; and a copy thereof was sent in the manner and to the persons to whom a copy of the Notice of Default would be required to be mailed by Utah Code Ann. § 57-1-26 (1953 as amended); and

WHEREAS, the beneficiary made a declaration of default and demand for sale upon the Trustee, and the Trustee filed for record on NOVEMBER 13, 2024, in the office of the County Recorder of IRON County, a Notice of Default to cause the Trustee to sell the real property to satisfy the obligations secured by the Deed of Trust, which Notice of Default was duly recorded on NOVEMBER 13, 2024, as Entry No. 00825861, In Book 1695, at Page 1835 of the official records in IRON County; and

WHEREAS, Trustee in consequence of the declaration of default, election, and demand for sale, and in compliance with the terms of the Trust Deed, by virtue of the authority in him vested, gave notice of the sale at auction to the highest bidder, the real property particularly described therein and herein, the property located in IRON County, State of Utah, and fixing the time and place of the sale as APRIL 10, 2025 at the hour of 3:00 PM, at the front steps of the Iron County Fifth District Court, 40 North 100 East,

Cedar City, Utah 84720, and caused copies of the Notice to be posted for not less than twenty (20) days before the date of sale as provided for under Utah Code Ann. § 57-1-25 (1953 as amended), and the Trustee caused a copy of the Notice to be published for three consecutive weeks in a newspaper having general circulation in the county in which the real property is situated, the last publication being at least ten days, but not more than thirty days, prior to the sale; and

WHEREAS, copies of the recorded Notice of Default, Substitution of Trustee, and Notice of Sale were mailed in accordance with Utah Code Ann. § 57-1-26 (1953 as amended), to all those who were entitled to special notice to be given; and

WHEREAS, Trustee did at the time and place of sale according to the Notice, then and there sell at public auction to Grantee, UTAH HOUSING CORPORATION being the highest bidder, for the property described, which was applied toward the costs and expenses of exercising the power of sale and then the amounts secured by the Trust Deed.

NOW THEREFORE, Trustee, in consideration of the premises recited and of the sum bid and paid by Grantee, the receipt of which is hereby acknowledged, and by virtue of the authority vested in it by the Trust Deed, does GRANT AND CONVEY to Grantee, but without any covenant or warranty, express or implied, all of the property situated in IRON County, State of Utah, described as follows:

UNIT 1061, OLD SORREL TOWNHOMES P.U.D., PHASE I, ACCORDING TO THE
OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE IRON
COUNTY RECORDER.

B-1857-1061-0000

and commonly known as 536 S MAY DRIVE, CEDAR CITY, UT 84720.

LINCOLN TITLE INSURANCE AGENCY

By:



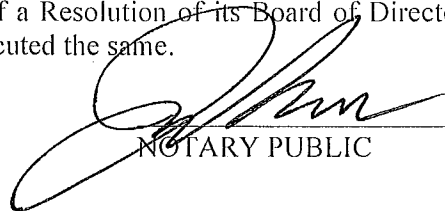
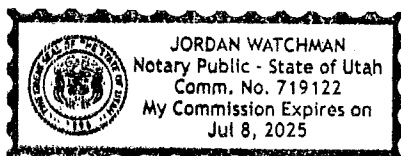
Kenyon D. Dove

Its: Authorized Agent

STATE OF UTAH

COUNTY OF WEBER

On April 11, 2025, 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