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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

12 items found, displaying all items.1

Description	Summary	Add All to My Images
Notice of Default 20250010962	04/02/2025 01:25:09 PM, Parcel Number: SG-1107-B Related: 20210025591 From: ORANGE TITLE INSURANCE AGENCY INC To: ROETTGER MELINI, ROETTGER ADAM Subdivision: ST GEORGE CITY SUR PLAT B BLK 49 (SG) Lot: 4 BEG AT PT ON W LN OF SD LOT 4, BLK 49, PLAT B, SGCS, SD P...	View Image Add to My Images
Notice of Default 20250011042	04/03/2025 09:28:51 AM, Parcel Number: SG-AUBC-18B-1-1304 Related: 20220026308 From: FIELDING KYLE C To: KLEIN AARON Subdivision: AUBURN HILLS 18B CONDOMINIUMS (SG) Unit: 1304 ALSO: GARAGE UNIT 1304	View Image Add to My Images
Notice of Default 20250011125	04/03/2025 02:24:06 PM, Parcel Number: SG-TLP-2-215 Related: 20230036160 From: MILLER HARRISON LLC To: BARTON DOUGLAS L, BARTON JAYNE R Subdivision: TWIN LAKES RV PARK 2 (SG) Lot: 215	View Image Add to My Images
Notice of Default 20250011128	04/03/2025 02:26:14 PM, Parcel Number: SG-AUB-13-14 Related: 20200039512 From: DESERT COLOR COMMUNITY MASTER ASSN INC To: HANCOCK LYDIA R Subdivision: AUBURN HILLS 13 (SG) Lot: 14	View Image Add to My Images
Notice of Default 20250011352	04/04/2025 02:52:42 PM, Parcel Number: SG-AUB-3B-40 Related: 20220047722 From: HALLIDAY WATKINS & MANN PC To: PENDER JASON, PENDER MARY Subdivision: AUBURN HILLS 3B (SG) Lot: 40	View Image Add to My Images
Notice of Default 20250011523	04/07/2025 03:49:36 PM, Parcel Number: SG-5-2-31-337, SG-5-2-31-3337 Related: 20240031217 From: JOHNSON MICHAEL R SUCCESSOR TRUSTEE To: RADIFY ST GEORGE LLC S: 31 T: 42S R: 15W BEG S0*48'46 E 4.86 FT ALG SEC/L & N89*12'12 E 196.18 FT ...	View Image Add to My Images
Notice of Default 20250011987	04/10/2025 11:51:12 AM, Parcel Number: W-ARO-3-68 Related: 20230026958, 20240030484 From: JENKINS BRUCE C To: BURCH ALAN TRUSTEE, OROSTONE REVOCABLE TRUST DATED MARCH 7 2024 Subdivision: ARROYO AT SIENNA HILLS 3 (W) Lot: 68	View Image Add to My Images

Description	Summary	Add All to My Images
Trustee's Deed 20250012061	04/10/2025 04:02:14 PM, Parcel Number: SGF-17-1716, SG-SCF-17-1716 Related: 20240007733, 20240038845, ... From: SNOW HEATH H, THOMAS JOHN To: PERRY RICHARD Subdivision: STONE CLIFF 17 (SG) Lot: 1716	View Image Add to My Images
Trustee's Deed 20250012221	04/11/2025 02:39:09 PM, Parcel Number: I-73-F Related: 20220010378, 20240038277, ... From: HALLIDAY WATKINS & MANN PC, BOWMAN CHRISTOPHER To: SIMPLE MACHINE TRUST Subdivision: IVINS TOWN SURVEY BLK 23 (I) BEG AT SE COR BLK 23 ITS & RN TH W 100 FT TH N 120 FT; TH...	View Image Add to My Images
Notice of Default 20250012222	04/11/2025 02:39:50 PM, Parcel Number: H-LB-125 Related: 20230010860 From: HALLIDAY WATKINS & MANN PC To: MORGAN JAMES WILLIAM SR Subdivision: LAVA BLUFF MOBILE HOME PARK (H) Lot: 125	View Image Add to My Images
Notice of Default 20250012226	04/11/2025 02:48:52 PM, Parcel Number: SG-BCC-5-65 Related: 20210042630 From: HALLIDAY WATKINS & MANN PC To: BENWAY JAMES Subdivision: BLOOMINGTON COUNTRY CLUB 5 (SG) Lot: 65	View Image Add to My Images
Notice of Default 20250012388	04/14/2025 02:18:33 PM, Parcel Number: LV-IPE-3 Related: 20190043584 From: HALLIDAY WATKINS & MANN PC To: TURNER JUDITH Subdivision: INDEPENDENCE POINT (LV) Lot: 3	View Image Add to My Images

12 items found, displaying all items.1

Return to Search Results

Notice of Default Page 1 of 2
Gary Christensen Washington County Recorder
04/02/2025 01:25:09 PM Fee \$40.00 By
SERVICELINK TITLE AGENCY INC.

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.: 133707-UT

APN: SG-1107-B

NOTICE IS HEREBY GIVEN THAT MELINI ROETTGER AND ADAM ROETTGER, JOINT TENANTS as Trustor, INFINITY TITLE INSURANCE AGENCY as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR BELEM SERVICING, LLC DBA PATRIOT HOME MORTGAGE, ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 4/8/2021 and recorded on 4/9/2021, as Instrument No. 20210025591, in the official records of Washington County, Utah, covering the following described real property situated in said County and State, to-wit:

A PARCEL OF LAND LOCATED IN AND BEING A PART OF THE NORTH-HALF, OF LOT 4, BLOCK 49, PLAT "B", ST. GEORGE CITY SURVEY, AS PERTAINING TO THE OFFICIAL PLAT THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 4, SAID POINT BEING SOUTH 00°08'44" WEST 66.00 FEET ALONG SAID BLOCK LINE FROM THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 49, PLAT "B", ST. GEORGE CITY SURVEY, AND RUNNING; THENCE SOUTH 89°51'16" EAST 132.00 FEET TO THE EAST LINE SAID LOT 4; THENCE ALONG SAID LOT LINE SOUTH 00°08'44" WEST 66.00 FEET; THENCE NORTH 89°51'16" WEST 132.00 FEET TO THE SAID WEST LINE OF SAID LOT 4; THENCE ALONG SAID BLOCK LINE NORTH 00°08'44" EAST 66.00 FEET TO THE POINT OF BEGINNING.

The obligation included a Note for the principal sum of \$191,000.00.

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 7/1/2024 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

NOTICE OF DEFAULT

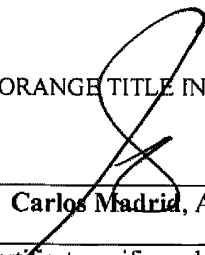
T.S. NO. 133707-UT

By reason of such default, PennyMac Loan Services, 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: 3/31/2025

ORANGE TITLE INSURANCE AGENCY, INC.



Carlos Madrid, 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 MAR 31 2025 before me, Jennifer De La Merced, Notary Public, personally appeared Carlos Madrid 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

 (Seal)



Notice of Default Page 1 of 2
Gary Christensen Washington County Recorder
04/03/2025 09:28:51 AM Fee \$40.00 By
MCDONALD FIELDING PLLC

When Recorded Return to:
McDonald Fielding, PLLC
Attn: Kyle Fielding, Esq.
230 N 1680 E Suite W2
St. George UT 84790

Parcel ID No(s).
SG-AUBC-18B-1-1304

NOTICE OF DEFAULT AND ELECTION TO SELL

KYLE C. FIELDING, an active member of the Utah State Bar ("Trustee") hereby gives notice that a default has occurred under the following:

Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing executed by Aaron Klein, as Trustor, with Kyle Fielding as Trustee, in favor of Addison Holdings LLC, a Florida limited liability company as Beneficiary, dated May 13, 2022 and which was recorded on May 13, 2022, as Entry No/DOC ID 20220026308 in the Official Records of the Washington County Recorder, as may be amended, modified, or assigned.

The Trust Property is legally described in **Exhibit A** attached hereto and incorporated herein by this reference. Breach of an obligation(s) for which the Trust Property was conveyed as security has occurred in that Trustor has failed to pay amounts due and owing to the Beneficiary under a promissory note and/or loan agreement and amendments thereto. The underlying obligation secured by the Trust Deed has been accelerated and/or has reached maturity but remains unpaid. Therefore, pursuant to the demand and election of the current Beneficiary, the Trustee hereby elects to sell the Trust Property to satisfy the delinquent obligation referred to above, which includes interest, the unpaid principal and accrued interest thereon, appropriate fees, charges, expenses incurred by the Trustee and attorney's fees.

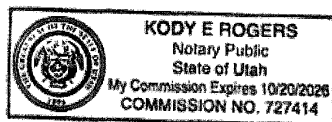
This is an attempt to collect a debt. Any information obtained may be used for that purpose. This communication is from a debt collector.

DATED this April 2, 2025.



Kyle C. Fielding

In the State of Utah, County of Washington, the foregoing instrument was acknowledged before me this April 2, 2025, by Kyle C. Fielding.





Notary Public

Exhibit A

Land located in Washington County, State of Utah, and described as follows:

Unit 1304 and Garage Unit 1304, AUBURN HILLS PHASE 18B CONDOMINIUMS, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

TOGETHER WITH an Undivided Interest in the Common Areas as set forth in the Covenants, Conditions and Restrictions and on the Official Plat(s) thereof.

ALSO DESCRIBED AS:

UNIT 1304, AUBURN HILLS PHASE 18B CONDOMINIUMS, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN WASHINGTON COUNTY, UTAH, AS ENTRY NO. 20220024056 AND MAP FILING NO. 4857 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN WASHINGTON COUNTY, UTAH, AS ENTRY NO. 20210078825 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

ALSO UNIT 1304, (GARAGE), AUBURN HILLS PHASE 18B CONDOMINIUMS, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN WASHINGTON COUNTY, UTAH, AS ENTRY NO. 20220024056 AND MAP FILING NO. 4857 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN WASHINGTON COUNTY, UTAH, AS ENTRY NO. 20210078825 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN SAID PROJECT'S COMMON AREA AS ESTABLISHED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS 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.

Notice of Default Page 1 of 1

Gary Christensen Washington County Recorder
 04/03/2025 02:24:06 PM Fee \$40.00 By MILLER
 HARRISON LLC

WHEN RECORDED, RETURN TO:
 MILLER HARRISON LLC
 5292 So. College Drive, Ste 304
 Murray, UT 84123
 (801) 692-0799

NOTICE OF DEFAULT AND ELECTION TO SELL

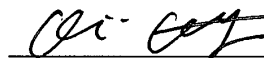
NOTICE IS HEREBY GIVEN THAT Twin Lakes Recreational Vehicle Park Owners Association, an association of unit owners (the "Association") on December 04, 2023, recorded in the offices of the Washington County Recorder, as Entry No. 20230036160, a Notice of Lien upon those certain lands and premises owned by **Douglas L. Barton and Jayne R. Barton**, located at 840 Twin Lakes Drive #215, St. George, Utah 84790, lying in Washington County, Utah and further described as follows:

Legal Description: **Subdivision: TWIN LAKES RV PARK 2 (SG) Lot: 215**
 Property Address: **840 Twin Lakes Drive #215, St. George, Utah 84790**
 Parcel ID #: **SG-TLP-2-215**

A breach of the Owner's obligations has occurred, as provided in the Declaration of Covenants, Conditions, Restrictions and Easements for the Twin Lakes Recreational Vehicle Park Owners Association, as amended (the "Declaration"), which obligations are secured by the above-described property, and the Owner has defaulted and failed to make payment. The Association has elected, pursuant to the terms of the Declaration and other applicable law, to declare the Owner's entire amount of unpaid common area maintenance fees, interest, and late fees, attorney's fees, and costs of collection and foreclosure to be immediately due and payable. By pursuing its rights of nonjudicial foreclosure under this Notice of Default, the Association is not attempting to, nor will the Association collect through nonjudicial foreclosure, any fine which may have accrued as part of the Association's continuing lien as precluded in Utah Code §§ 57-8a-303 and 57-8-46, whether included in the notice of lien or not. The association further hereby gives notice that the above-described real property shall be sold to satisfy the aforesaid obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs of collection and further accruing common area maintenance fees and penalties.

In accordance with Utah Code Ann. §57-1-26(3)(b), a copy of this notice is being sent to the owner(s) of the above property. This notice reflects a debt against the property and is not an attempt to collect a debt from the owner(s) to the extent he/she/they have discharged personal liability through bankruptcy proceedings.

IN WITNESS WHEREOF, Olivia A. Gentry, as attorney for the Association, has caused his name to be hereto affixed this April 3, 2025.

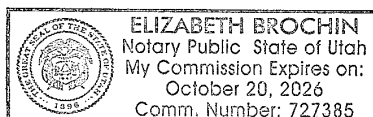

MILLER HARRISON LLC


Olivia A. Gentry

As authorized agent for Twin Lakes Recreational
 Vehicle Park Owners Association

STATE OF UTAH)
) ss.
 COUNTY OF SALT LAKE)

On April 3, 2025, personally appeared before me Olivia A. Gentry, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



 Notary Public

This is an attempt to collect a debt and any information will be used for that purpose

Notice of Default Page 1 of 1

Gary Christensen Washington County Recorder
 04/03/2025 02:26:14 PM Fee \$40.00 By MILLER
 HARRISON LLC

WHEN RECORDED, RETURN TO:
MILLER HARRISON LLC
 5292 South College Drive, Suite 304
 Murray, Utah 84123
 801-692-0799
 Acct: #1306

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN THAT the Desert Color Community Master Association, Inc. (the "Association") is the beneficiary under the Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements, Terms and Reservations, as amended, recorded in the Recorder's Office of Washington County, Utah on July 29, 2020 as Entry No. 20200039512 (the "Declaration"), which is recorded as record notice and perfection of the lien upon those certain lands and premises owned by Lydia R. Hancock located at 772 West Rust Bluff Drive, St. George, Utah 84790, lying in Washington County, Utah and further described as follows:

Legal Description: Subdivision: AUBURN HILLS 13 (SG) Lot: 14
Parcel ID #: SG-AUB-13-14

A breach of the Owner's obligations has occurred, as provided in the Declaration, which obligations are secured by the above-described property, and the Owner has defaulted and failed to make payment. The Association has elected, pursuant to the terms of the Declaration and other applicable law, to declare the Owner's entire amount of unpaid common area maintenance fees, interest, and late fees, attorney's fees, and costs of collection and foreclosure to be immediately due and payable. By pursuing its rights of nonjudicial foreclosure under this Notice of Default, the Association is not attempting to, nor will the Association collect through nonjudicial foreclosure, any fine which may have accrued as part of the Association's continuing lien as precluded in Utah Code §§ 57-8a-303 and 57-8-46, whether included in the notice of lien or not. The Association further hereby gives notice that the above-described real property shall be sold to satisfy the aforesaid obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs of collection and further accruing common area maintenance fees and penalties.

In accordance with Utah Code Ann. §57-1-26(3)(b), a copy of this notice is being sent to the owner(s) of the above property. This notice reflects a debt against the property and is not an attempt to collect a debt from the owner(s), to the extent he/she/they have discharged personal liability through bankruptcy proceedings.

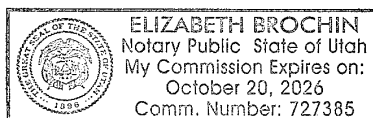
DATE FILED: April 3, 2025.

Desert Color Community Master Association, Inc.

STATE OF UTAH)
) ss
 COUNTY OF SALT LAKE)


 Olivia A. Gentry, Attorney-in-Fact

On April 3, 2025, personally appeared before me Olivia A. Gentry, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.




 Notary Public

Notice of Default Page 1 of 2
Gary Christensen Washington County Recorder
04/04/2025 02:52:42 PM Fee \$40.00 By HALLIDAY,
WATKINS & MANN, P.C.

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT26151

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 25, 2022, and executed by Jason Pender and Mary Pender, as Trustors, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for First Colony Mortgage Corporation, its successors and assigns as Beneficiary, but Planet Home Lending, LLC being the present Beneficiary, in which Prospect Title Insurance Agency LLC was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on October 25, 2022, as Entry No. 20220047722, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

Lot 40, Auburn Hills Phase 3B, according to the official plat thereof on file and of record in the Washington County Recorder's Office. **TAX # SG-AUB-3B-40**

Purportedly known as 5801 South Cardinal Wing Drive, Saint George, UT 84790 (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: 04/04/2025.

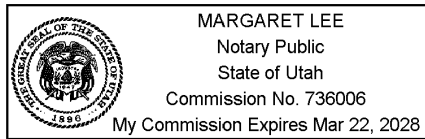
HALLIDAY, WATKINS & MANN, P.C.:

By: Jessica Oliveri

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. UT26151

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

The foregoing instrument was acknowledged before me on 04/04/2025,
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

Margaret Lee

Notary Public

Notice of Default Page 1 of 4
Gary Christensen Washington County Recorder
04/07/2025 03:49:36 PM Fee \$40.00 By RAY
QUINNEY & NEBEKER, P.C.

When Recorded Return To:

Michael R. Johnson, Esq. (Utah Bar No. 7070)
Ray Quinney & Nebeker P.C.
36 South State Street, Suite 1400
Salt Lake City, UT 84111

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN by Michael R. Johnson, Esq. (Utah Bar No. 7070), Successor Trustee, an active member of the Utah State Bar residing in Utah, that a default has occurred under that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Financing Statement dated October 2, 2024, executed by Radify St. George, LLC, as Grantor ("**Trustor**"), in which Rudd & Hawkes Title Insurance Agency LLC was named as original Trustee and Capital Community Bank was named as Beneficiary ("**Beneficiary**"), and recorded on October 3, 2024, as Instrument No. 20240031217, in the official records of Washington County, State of Utah, (the "**Trust Deed**"). The real property affected thereby is situated in Washington county, Utah, and is more particularly described as follows:

See EXHIBIT A LEGAL DESCRIPTION attached hereto.

Certain events of default have in fact occurred under the Trust Deed, and in the promissory notes and other contractual documents that were executed regarding the Trust Deed, including but not limited to that certain *Loan Agreement* dated, October 2, 2024 (collectively, the "**Loan Documents**"), executed by Trustor in favor of Beneficiary. The obligations evidenced by the Loan Documents and secured by the Trust Deed have not been paid, and substantial obligations are due and owing to the Beneficiary. Furthermore, the Trustor has failed to pay and satisfy the 2024 real property taxes prior to delinquency. Additionally, the Trustor has caused or allowed numerous construction liens to be recorded against the real property identified in the Trust Deed, and R&O Construction Company has recorded a construction lien in the amount of \$1,225,354.84 and has filed a lawsuit against the Trustor and the Trustee in the Utah Fifth District Court for Washington County, State of Utah, to foreclose the construction lien and seeking other relief, including declarations as to the priority of the construction liens vis-à-vis the Trust Deed.

A Substitution of Trustee has been executed by Beneficiary and duly recorded in the official records of Washington County Recorder, providing that Michael R. Johnson, an active member of the Utah State Bar residing in Utah, is the current trustee under the Deed of Trust ("**Successor Trustee**").

By reason of said default of the Trustor under the Trust Deed, Beneficiary has made a written request of Successor Trustee to file a Notice of Default and Election to Sell.

Wherefore, by reason thereof, the Successor Trustee has declared and does hereby declare all sums and obligations secured by the Trust Deed, including all sums and obligations due under the aforementioned Loan Documents, immediately due and payable in full, and has

EXHIBIT A

Legal Description

BEGINNING AT A POINT SOUTH 0°48'46" EAST 4.86 FEET ALONG THE SECTION LINE AND NORTH 89°12'12" EAST 196.18 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°12'12" EAST 410.58 FEET TO THE WEST LINE OF THE 1-15 FRONTAGE ROAD AND A POINT ON A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 73°30'44" WEST 1349.86 FEET; THENCE SOUTHEASTERLY 362.02 FEET ALONG THE ARC OF SAID CURVE AND THE WEST LINE OF SAID FRONTAGE ROAD; THENCE SOUTH 89°00'06" WEST 183.06 FEET; THENCE SOUTH 0°59'54" EAST 144.20 FEET TO POINT ON THE NORTH LINE OF 1470 SOUTH STREET; THENCE NORTH 89°03'46" WEST 261.58 FEET ALONG THE NORTH LINE OF SAID 1470 SOUTH STREET; THENCE NORTH 0°48'46" WEST 61.00 FEET; THENCE NORTH 89°02'33" EAST 16.48 FEET; THENCE NORTH 0°48'46" WEST 99.72 FEET; THENCE SOUTH 89°02'33" WEST 33.00 FEET; THENCE NORTH 01°27'42" WEST 17.58 FEET; THENCE SOUTH 88°32'18" WEST 8.44 FEET; THENCE NORTH 0°58'28" WEST 36.63 FEET; THENCE NORTH 0°56'15" EAST 279.68 FEET TO THE POINT OF BEGINNING.

LESS: A PARCEL OF LAND IN FEE TO THE CITY OF ST GEORGE, BY WARRANTY DEED RECORDED JULY 7, 2010 AS ENTRY NO. 20100022323: BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SW1/4SW1/4 OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARIES OF SAID PARCEL OF LAND ARC DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE WESTERLY HIGHWAY RIGHT OF WAY OF THE EXISTING I-15 FRONTAGE ROAD, WHICH POINT IS 4.86 FEET S.0°48'46" E. ALONG THE SECTION LINE AND 606.76 FEET MORE OR LESS, N.89°12'12"E. FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; AND RUNNING THENCE S.89°12'12"W. 79.16 FEET TO A POINT 31.84 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CONTROL LINE OF HILTON DRIVE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 108+58.25; THENCE S.00°47'43" E. 0.16 FEET; THENCE EASTERLY 53.51 FEET ALONG THE ARC OF A 76.00-FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS S.70°27'34"E. 52.41 FEET) TO THE POINT OF COMPOUND CURVATURE OF A 36.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 5.08 FEET ALONG THE ARC OF SAID CURVE, (CHORD BEARS S.46°14'52"E. 5.08 FEET) TO THE POINT OF COMPOUND CURVATURE OF A 286.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 99.75 FEET ALONG THE ARC OF SAID CURVE, (CHORD BEARS S.32°12'50"E. 99.25 FEET) TO SAID WESTERLY HIGHWAY RIGHT OF WAY LINE OF THE EXISTING I-15 FRONTAGE ROAD; THENCE NORTHERLY 109.63 FEET ALONG THE ARC OF A 1,349.86-FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS N.14°09'40"W 109.60 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAPS OF SAID

PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF
TRANSPORTATION.

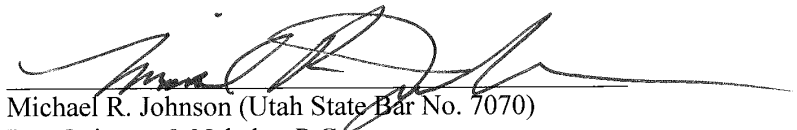
ALSO LESS: BEGINNING AT A POINT ON THE NORTH LINE OF 1470 SOUTH STREET,
SAID POINT BEING NORTH 00°48'46" WEST 838.26 FEET ALONG THE SECTION LINE
AND SOUTH 89°03'46" EAST 213.00 FEET ALONG SAID NORTH LINE FROM THE
SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°48'46" WEST 61.00 FEET;
THENCE NORTH 89°02'33" EAST 16.48 FEET; THENCE NORTH 00°48'46" WEST 74.38
FEET; THENCE NORTH 89°00'07" EAST 244.51 FEET; THENCE SOUTH 00°59'54" EAST
144.20 FEET TO THE NORTH LINE OF SAID 1470 SOUTH STREET; THENCE NORTH
89°03'47" WEST 261.57 FEET TO THE POINT OF BEGINNING.

TAX SERIAL NUMBER: SG-5-2-31-3337

elected to cause the Property to be sold to satisfy the obligations secured thereby, *i.e.*, the outstanding principal balance owed under the aforementioned Loan Documents, and all other amounts secured by the Trust Deed.

The undersigned disclaims any responsibility for any error in the description of the physical address or legal description of the Property. The Trustee's mailing address and the address of the Trustee's office is c/o Ray Quinney & Nebeker, 36 South State Street, Suite 1400, Salt Lake City, UT 84111. The Trustee may be contacted at (801) 532-1500, between the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding legal holidays.

DATED this 7th day of April, 2025.

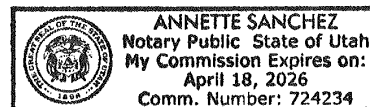


Michael R. Johnson (Utah State Bar No. 7070)
Ray Quinney & Nebeker P.C.
Successor Trustee
36 South State Street, Suite 1400
Salt Lake City, Utah 84111
(801) 532-1500
Email: mjohnson@rqn.com

Generally available during normal business hours (9:00 a.m. to 5:30 p.m.) Monday through Friday)

STATE OF UTAH)
)ss:
COUNTY OF UTAH)

On this 7th day of April, 2025, personally appeared before me Michael R. Johnson, Esq., who being by me duly sworn, did say that he is the Successor Trustee under the Trust Deed, and acknowledges that he executed the Notice of Default on behalf of the Successor Trustee on the line provided above.


NOTARY PUBLIC

Notice of Default Page 1 of 2
Gary Christensen Washington County Recorder
04/10/2025 11:51:12 AM Fee \$40.00 By JENKINS
BAGLEY SPERRY, PLLC

When Recorded Mail To:
Jenkins Bagley Sperry, PLLC
Attn: Bruce C. Jenkins
285 W. Tabernacle St., Suite 301
St. George, UT 84770

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DECLARATION
(Delinquent Assessments)

NOTICE IS HEREBY GIVEN by Bruce C. Jenkins, a member of the Utah State Bar and the Trustee appointed by The Arroyo at Sienna Hills Owners Association, Inc. ("Association"), that a default has occurred under that certain Second Amended and Completely Restated Declaration of Covenants, Conditions, Restrictions, and Easements for Sienna Hills ("Declaration"), in the official records of the Washington County Recorder, State of Utah, recorded on September 7, 2023, as Document ID. 20230026958, and any amendments thereto, concerning real property reputed to be owned by **Alan Burch as Trustee, or his successor trustee of the Orotone Revocable Trust, under agreement dated March 7, 2024 ("Owner")**, covering real property located at 670 N Sage Crest Dr ("Property"), and more particularly described as follows:

Lot Sixty-Eight (68), ARROYO AT SIENNA HILLS PHASE 3, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, restrictions and reservations of record and those enforceable in law and equity.

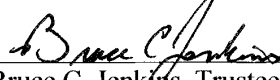
PARCEL NUMBER: W-ARO-3-68.

Said Declaration obligates the reputed Owner for assessments and such Owner is delinquent in the payment of such assessments. A Homeowner Association Notice of Lien ("Lien") was recorded on September 27, 2024 as Document ID 20240030484. A breach of, and default in, the obligations for which the Property is security has occurred in that payment and monthly assessments have not been made when due and there is a delinquency, together with any accruing assessments, late fees, attorney fees, interest, costs, expenses which have accrued and are hereafter accruing and incurred in enforcing the terms of the Declaration and Lien.

By reason of said default, the Association has designated Bruce C. Jenkins as Trustee by an Appointment of Trustee duly recorded in accordance with the applicable provisions of the laws of the State of Utah and has delivered to said Trustee the Declaration and all documents evidencing obligations secured thereby and has elected, and does hereby elect: (1) to declare all sums thereby immediately due and payable including any costs, assessments, expenses and fees incurred in enforcing the terms of the Declaration; and (2) to cause the Property to be sold by said Trustee to satisfy the obligations secured by the Declaration and as permitted by Utah Code § 57-8a-301, et. Seq., plus all other amounts as shall hereafter become due.

DATED this 9th day of April 2025.

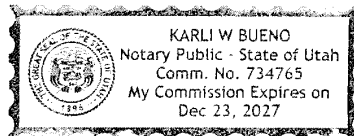
JENKINS BAGLEY SPERRY, PLLC




Bruce C. Jenkins, Trustee

STATE OF UTAH)
 : ss.
County of Washington)

On the 9th day of April, 2025, personally appeared before me Bruce C. Jenkins, the signer of the above instrument, whose identity is known to me, who duly acknowledged before me that he executed the same.





Notary Public

PURSUANT TO UTAH CODE § 57-1-26(3)(b), THE FOLLOWING INFORMATION IS PROVIDED:

Bruce C. Jenkins, Esq.
285 W. Tabernacle St., Suite 301, St. George, UT 84770
9:00 a.m. through 5:00 p.m., Monday through Friday, except holidays
Phone: (435) 656-5008, Fax: (435) 656-8201

**THIS IS AN ATTEMPT TO FORECLOSE ON A SECURITY INSTRUMENT AND ANY
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

Trustee's Deed Page 1 of 4

Gary Christensen Washington County Recorder
04/10/2025 04:02:14 PM Fee \$40.00 By SNOW
CALDWELL BECKSTROM & WILBANKS, PLLC

When Recorded, Send Instrument
& Tax Notices To:

Richard Perry
631 East 400 North
Orem, Utah 84097

Affects Parcel Id. No.:

SG-SCF-17-1716

TRUSTEE'S DEED

THIS INDENTURE is made this 10th day of April, 2025, between HEATH H. SNOW, ESQ., as "Successor Trustee and Grantor" hereunder and RICHARD PERRY, whose address is 631 East 400 North, Orem, Utah 84097, as "Grantee" hereunder.

RECITALS

WHEREAS by virtue of a Trust Deed dated and recorded the 14th day of March, 2024 as Document No. 20240007733, in the Official Records on file in the Office of the Recorder of Washington County, State of Utah ("Trust Deed"), John Thomas, MD, whose address is P.O. Box 911523, St. George, UT 84791, as Trustor, did convey to State Bank of Southern Utah, as Beneficiary and Trustee, upon the trust therein expressed, the property hereinafter described ("Trust Property") to secure the payment of a certain Promissory Note ("the Note") and other obligations as more particularly set forth in the Trust Deed;

WHEREAS default was made by the Trustor under the terms of the Trust Deed in the particulars set forth in the Notice of Default hereinafter referred to, to which reference is hereby made.

WHEREAS Heath H. Snow, Esq. (Utah State Bar No. 8563) was appointed "Successor Trustee" of the Trust Deed by the Beneficiary through that certain instrument entitled "Substitution of Trustee" duly executed and recorded the 6th day of December 2024, as Entry No. 20240038845 Official Records on file in the Office of the Recorder of Washington County, State of Utah.

WHEREAS thereafter, upon instruction from the Beneficiary, being then the holder of the Note secured by the Trust Deed did cause the Successor Trustee to execute a written instrument entitled "Notice of Default (Election to Sell)" indicating the Beneficiary's desire to have the property sold to satisfy the obligations of the Note and accordingly, the Successor Trustee did on April 8, 2025, file of record in the Official Records on file in the Office of the Recorder of Washington County, State of Utah, the Notice of Default and Election to Sell, which was duly recorded as Entry No. 20240038849, Official Records on file in the Office of the County Recorder of Washington County, Utah.

WHEREAS not later than 10 days after such Notice of Default was recorded, the Successor Trustee mailed, by certified mail, with postage prepaid, a copy of the Notice of Default with the recording date shown thereon to the address of the said Trustor which is set forth in the Trust Deed.

WHEREAS more than three months has elapsed since the filing of record of the Notice of Default and during said three month period said default under the Note was not cured and remained uncured thru April 8, 2025.

WHEREAS the Successor Trustee gave written notice of the time and place of sale particularly describing the property to be sold, as follows:

(a) by publication of such notice in The Spectrum, a newspaper of general circulation in Washington County, Utah, three times, once a week for three consecutive weeks, namely on March 14, 2025, March 21, 2025, and March 28, 2025, the last publication being at least 10 days and not more than 30 days prior to the date of sale,

(b) by posting such notice at least 20 days prior to the date of sale in a conspicuous place on the property to be sold and in at least three public places in the county in which the Trust Property is situated, and

(c) by mailing, via certified mail, with postage prepaid, at least 20 days prior to the date of sale, a copy of the Notice of Sale to the Trustor, at the address set forth in the Trust Deed.

WHEREAS at 11:00 a.m. on April 8, 2025, on the front steps of the Fifth Judicial District Courthouse, 206 West Tabernacle, St. George, Washington County, Utah, that being the time and place specified in the Notice of Sale referred to hereinabove the Successor Trustee sold the following described property at public auction to the Grantee, the highest bidder.

WHEREAS the sum bid by the Grantee has been received by the Successor Trustee and applied by it in accordance with the provisions of the Trust Deed.

GRANT OF CONVEYANCE

NOW, THEREFORE, in consideration and application of a portion of Grantee's sum bid pursuant to Utah Code Ann. §57-1-28, the receipt of which is hereby acknowledged, Heath H. Snow, Esq., as Successor Trustee/Grantor hereunder, does hereby convey to Grantee hereunder, all of the rights, title, interest and claims held by himself (formerly held by State Bank of Southern Utah), under the Trust Deed and all of the right, title interest and claim of the Trustor and Trustor's successors in interest, and of all persons claiming by, through, or under them, including all such right, title, interest, and claim acquired by them or their successors in interest subsequent to the execution of the Trust Deed in and to the following described real property located in Washington County, Utah, to-wit:

See Exhibit "A"

Said conveyance is being made without warranty of title or physical condition.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Successor Trustee/Grantor hereunder has caused this deed to be executed on the day and the year first above written.

DATED this 10th day of April, 2025.

SUCCESSOR TRUSTEE:



Heath H. Snow, Esq.
Utah Bar No. 8563

STATE OF UTAH

)

) ss.

COUNTY OF WASHINGTON

)

On this 10th day of April, 2025, before me personally appeared Heath H. Snow, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the Successor Trustee in the above matter, and that the foregoing document was signed by him in that capacity.



Notary Public

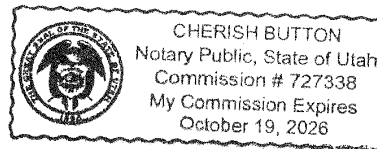


EXHIBIT "A"
To Trustee's Deed

(Trust Property Description)

The real property and improvements thereon generally known as 1526 Shale Drive, St. George, Utah 84790 and more formally described as:

ALL OF LOT 1716, STONE CLIFF SUBDIVISION – PHASE 17, according to the Official Plat thereof on file and of record in the Office of the Recorder of Washington County, State of Utah. Washington County Parcel No. SG-SCF-17-1716

Tax I.D. No. SG-SCF-17-1716

Trustee's Deed Page 1 of 2

Gary Christensen Washington County Recorder
04/11/2025 02:39:09 PM Fee \$40.00 By HALLIDAY,
WATKINS & MANN, P.C.

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111

MAIL TAX NOTICE TO:
The Simple Machine Trust
1108 W S Jordan Pkwy, Unit D
South Jordan, UT 84095

File Number: UT25416

TAX #: I-73-F

TRUSTEE'S DEED

This Deed is made by the law firm of Halliday, Watkins & Mann, P.C., Successor Trustee, under the Trust Deed described below, in favor of **The Simple Machine Trust, 1108 W S Jordan Pkwy, Unit D, South Jordan, UT 84095**, as Grantee.

WHEREAS, on February 18, 2022, Denise Bowman and Christopher Bowman, as Trustors, executed and delivered to Lydolph & Weierholt Title Insurance Agency, LLC, as Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Caliber Home Loans, Inc., its successors and assigns, as Beneficiary, a certain Trust Deed to secure the performance by the Trustors of obligations under a Promissory Note of the same date executed and delivered for a valid consideration to the Beneficiary and the Trust Deed having been recorded in the office of the Washington County Recorder on February 22, 2022, as Entry No. 20220010378, describing the property set forth below; and

WHEREAS, a breach and default occurred under the terms of the Note and Trust Deed in the particulars set forth in the Notice of Default in this matter; and

WHEREAS, Halliday, Watkins & Mann, P.C., was duly appointed by the Beneficiary as Successor Trustee by a Substitution of Trustee recorded in the Office of the County Recorder of Washington County, State of Utah, on December 3, 2024, as Entry No. 20240038277; and

WHEREAS, Halliday, Watkins & Mann, P.C., as Successor Trustee under the Trust Deed, executed and recorded in the Office of the County Recorder of Washington County, a Notice of Default containing an election to sell the trust property, which was recorded on November 22, 2024, as Entry No. 20240037399; and that no later than ten days after the Notice of Default was filed for record, the Trustee mailed, by certified mail, a copy of the Notice of Default to the Trustors, and to each person whose name and address were set forth in a request for notice filed for record prior to the filing of the Notice of Default; and

WHEREAS, Halliday, Watkins & Mann, P.C., as Successor Trustee, pursuant to the Notice of Default, and in accordance with the Trust Deed, did execute its Notice of Trustee's Sale stating that as Successor Trustee, it would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property described, and fixing the time and place of sale as April 3, 2025, at 09:00 AM of said day, at the main entrance of the Washington County Fifth District Courthouse, 206 West Tabernacle, St. George, Utah, and did cause copies of the Notice of Sale to be posted for not less than 20 days before the date of the sale in a conspicuous place on the property to be sold and also at the office of the County Recorder of each County in which the trust property, or some part of it, is located; and the Successor Trustee did cause a copy of the Notice of Sale to be published once a week for three consecutive weeks in the Deseret News, a newspaper having a general circulation in the county in which the property to be sold is situated, the last publication being at least 10 days but not more than 30 days before the date the sale is scheduled, and also published on utahlegals.com, the website established by Utah's newspapers for legal

notices, for not less than 30 days before the date the sale is scheduled; and that no later than 20 days before the date of the sale, the Trustee also mailed, by certified mail, a copy of the Notice of Sale to the Trustor and to each person whose name and address were set forth in a request for notice filed for record prior to the filing of the Notice of Default; and

WHEREAS, all applicable statutory provisions of the State of Utah and all of the provisions of the Trust Deed have been complied with as to the acts to be performed and the notices to be given; and

WHEREAS, the Successor Trustee did at the time and place of sale by public auction sell, to Grantee, being the highest bidder, the property described for the sum of \$240,000.00 paid in cash in lawful money of the United States of America.


NOW THEREFORE, the Successor Trustee, in consideration of the premises recited and of the sum above mentioned, bid and paid by Grantee, the receipt of which is acknowledged, and by virtue of the authority vested in it by the Trust Deed, does by these presents grant and convey to the Grantee above named, but without any covenant or warranty, express or implied, all of that certain real property situated in Washington County, State of Utah, described as follows:

Beginning at the Southeast Corner of Block 23, Ivins Townsite Survey and running thence West 100.0 feet; thence North 120.0 feet; thence East 100.0 feet; thence South 120.0 feet to the point of beginning . **TAX #:**
I-73-F

TOGETHER WITH any and all improvements, fixtures, appurtenances and easements now situated on or pertaining to the property.

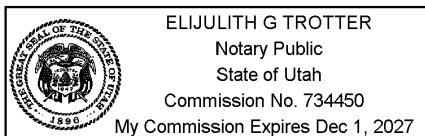
DATED: 04/11/2025

HALLIDAY, WATKINS & MANN, P.C.:

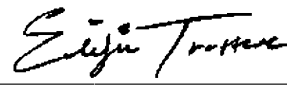
By: 
Name: Jessica Oliveri
Attorney and authorized agent of the law firm of
Halliday, Watkins & Mann, P.C., Successor Trustee

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

The foregoing instrument was acknowledged before me this 04/11/2025, 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

Notice of Default Page 1 of 2
Gary Christensen Washington County Recorder
04/11/2025 02:39:50 PM Fee \$40.00 By HALLIDAY,
WATKINS & MANN, P.C.

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT25841

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 April 12, 2023, and executed by James William Morgan Sr., as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Village Capital & Investment LLC, its successors and assigns as Beneficiary, but Village Capital & Investment LLC being the present Beneficiary, in which NETCO Title was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on April 18, 2023, as Entry No. 20230010860, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

Lot 125, Lava Bluff Mobile Home Park, a Planned Unit Development according to the official plat thereof, records of Washington County, State of Utah.

Together with a non-exclusive right and use of enjoyment as disclosed by the recorded Declaration of Covenants, Conditions, and Restrictions and the recorded plat.

Together with the Mobile Home situated thereon which is affixed to the aforementioned real property and incorporated herein and which is intended by all parties to constitute a part of the realty and to pass with it.

Said Mobile Home is identified as follows:

Year/Make(Manufacturer)/Model: 1992 Schmidt's Homes 6428 3M

Serial/VIN Number(s): NCXID31681XU

HUD Label/Seal Number(s): IDA 120020 & IDA 120121. **TAX # H-LB-125**

Purportedly known as 36 North 3880 West, Hurricane, UT 84737 (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.

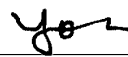
The Successor Trustee declares all sums secured thereby immediately due and payable and elects to sell the property described in the Trust Deed. The default is subject to reinstatement in accordance with Utah law. All reinstatements, assumptions or payoffs must be in lawful money of the United States 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: 04/11/2025.

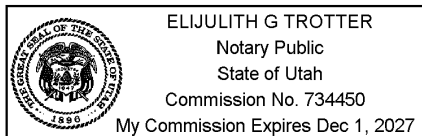
HALLIDAY, WATKINS & MANN, P.C.:

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. UT25841

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

The foregoing instrument was acknowledged before me on 04/11/2025,
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

Notice of Default Page 1 of 2
Gary Christensen Washington County Recorder
04/11/2025 02:48:52 PM Fee \$40.00 By HALLIDAY,
WATKINS & MANN, P.C.

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT26166

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 21, 2021, and executed by James Benway, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns as Beneficiary, but Lakeview Loan Servicing, LLC being the present Beneficiary, in which Fidelity National Title Insurance Company was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on June 21, 2021, as Entry No. 20210042630, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

ALL OF LOT SIXTY-FIVE (65), BLOOMINGTON COUNTRY CLUB NO. 5 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH. **TAX # SG-BCC-5-65**

Purportedly known as 1414 Toltec Circle, Saint George, UT 84790 (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: 04/11/2025.

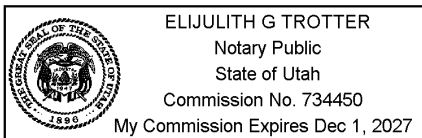
HALLIDAY, WATKINS & MANN, P.C.:

By: *Jo*

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. UT26166

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

The foregoing instrument was acknowledged before me on 04/11/2025,
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

Eliju Trotter
Notary Public

Notice of Default Page 1 of 2
Gary Christensen Washington County Recorder
04/14/2025 02:18:33 PM Fee \$40.00 By HALLIDAY,
WATKINS & MANN, P.C.

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT12300

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 21, 2019, and executed by Judith Turner, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Guild Mortgage Company, its successors and assigns as Beneficiary, but Guild Mortgage Company LLC being the present Beneficiary, in which First American Title Insurance Company was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on October 21, 2019, as Entry No. 20190043584, and corrected pursuant to the Affidavit recorded on August 22, 2022, as Entry No. 20220040135, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

Lot 3, Independence Piont, according to the Official Plat thereof, as recorded in the records of Washington County, State of Utah. Situated in Washington County, State of Utah.

MORE CORRECTLY DESCRIBED AS FOLLOWS:

Lot 3, Independence Point, according to the Official Plat thereof, as recorded in the records of Washington County, State of Utah. Situated in Washington County, State of Utah. **TAX # LV-IPE-3**

Purportedly known as 543 West 170 South, La Verkin, UT 84745 (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.

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Dated: 04/14/2025.

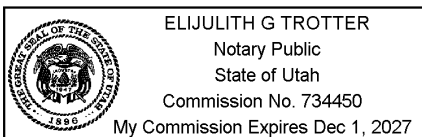
HALLIDAY, WATKINS & MANN, P.C.:

By: *Jo*

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. UT12300

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

The foregoing instrument was acknowledged before me on 04/14/2025,
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

Elijulith Trotter
Notary Public