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You searched for: RecordingDateID >= Wed Apr 09 00:00:00 MDT 2025 and <= Wed Apr 30 00:00:00 MDT 2025 and Document Types Searched Over=Notice of Default

2 items found, displaying all items.1

Description Summary					Add All to My Images
Notice of Default 00831384	B: 1711 P: 563 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	View Image Add to My Images
	Related: LOT 167, TRAILS WEST SUBDIVISION, PHASE VIII.				
Notice of Default 00832243	B: 1713 P: 772, ... B-0563-0001-0000	From: ORANGE TITLE INSURANCE AGENCY INC	To: JACKSON JOSEPH BRYAN/JACKIE RIDDLE, JACKSON JACKIE RIDDLE	Subd: CEDAR CITY BL 26 PLAT B Lot: 4	View Image Add to My Images
	Related: N 65 FT OF LOT 4, BLK 26, PLAT B, CEDAR CITY TOWN SURVEY.				

2 items found, displaying all items.1

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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.

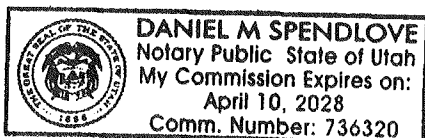
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



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

00832243 B: 1713 P: 772

B: 1713 P: 772 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 2

04/29/2025 05:00:01 PM 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.: 134919-UT

APN: B-0563-0001-0000

NOTICE IS HEREBY GIVEN THAT JOSEPH BRYAN JACKSON AND JACKIE RIDDLE JACKSON as Trustor, FIRST AMERICAN TITLE INSURANCE AGENCY, LLC as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR DIRECT MORTGAGE, CORP., ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 1/14/2009 and recorded on 1/20/2009, as Instrument No. 00583208 in Book 1154 Page 551, in the official records of Iron County, Utah, covering the following described real property situated in said County and State, to-wit:

THE NORTH 65 FEET OF LOT 4, BLOCK 26, PLAT "B". CEDAR CITY TOWN SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE IRON COUNTY RECORDER'S OFFICE.

The obligation included a Note for the principal sum of \$203,500.00.

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 10/1/2024 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

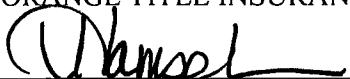
T.S. NO. 134919-UT

By reason of such default, TRUIST BANK, 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: April 29, 2025

ORANGE TITLE INSURANCE AGENCY, INC.



Hamsa Uchi, Authorized Agent

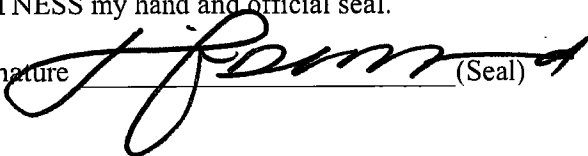
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California } ss.
County of San Diego }

On APR 29 2025 before me, Jennifer De La Merced, 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



(Seal)

