

## Document Summary Report by Date

Start Date	
End Date	

Doc Number Book Page	KOI Recording Date Document Date Mailback Date	Recording Fee Consideration	Related Entry To	Recorded For Return To
	From		To	
	Parcel	Legal		
20250015010	Notice of Default 05/01/2025 01:23:35 PM 05/01/2025	\$40.00	20170041780	BANGERTER FRAZIER GROUP, PC BANGERTER FRAZIER GROUP, PC 912 WEST 1600 SOUTH STE A-200 ST GEORGE, UT 84770
	PURCELL JAMES C		BALDWIN GERALD BALDWIN PEGGY	
	SG-VISR-5-82	Subdivision: VILLAS AT SUN RIVER ST GEORGE 5 (SG) Lot: 82		
20250015284	Notice of Default 05/02/2025 04:00:03 PM 05/02/2025	\$40.00	00782242	MORTGAGE CONNECT - TSG MORTGAGE CONNECT - TSG 2850 REDHILL AVE STE 220 SANTA ANA, CA 92705-5544
	ORANGE TITLE INSURANCE AGENCY INC		SNOW KIM SNOW JANICE	
	I-43-A-9	Subdivision: IVINS TOWN SURVEY BLK 8 (I) Lot: 5 S1/2 LOT 5 BLK 8 PLAT A ITS. LESS: S 20 FT		
20250015456	Notice of Default 05/05/2025 03:03:33 PM 05/05/2025	\$40.00	20160036994	HALLIDAY, WATKINS & MANN, P.C. HALLIDAY, WATKINS & MANN, P.C. 376 EAST 400 SOUTH, SUITE 300 SALT LAKE CITY, UT 84111
	HALLIDAY WATKINS & MANN PC		KELLER CHRISTOPHER J	
	H-334-7	S: 34 T: 41S R: 13W BEG AT PT 38 RDS W FM NE COR SE1/4 NE1/4 SEC 34 T41S R13W TH S 223.5 FT; TH W 82.5 FT; TH N 223.5 FT; TH E 82.5 FT TO POB		
20250015460	Notice of Default 05/05/2025 03:04:49 PM 05/05/2025	\$40.00	20240026703	HALLIDAY, WATKINS & MANN, P.C. HALLIDAY, WATKINS & MANN, P.C. 376 EAST 400 SOUTH, SUITE 300 SALT LAKE CITY, UT 84111
	HALLIDAY WATKINS & MANN PC		AIRPORT PASTURE PROPERTY LLC	
	SC-PVZ-5-74	Subdivision: PARADISE VILLAGE AT ZION 5 (SC) Lot: 74		
20250015497	Notice of Default 05/05/2025 04:43:59 PM 05/05/2025	\$40.00	20220046115	SCALLEY READING BATES HANSEN & RASMUSSEN, P.C. SCALLEY READING BATES HANSEN & RASMUSSEN, P.C. 15 W SOUTH TEMPLE, STE 600 SALT LAKE CITY, UT 84101
	SCALLEY READING BATES HANSEN & RASMUSSEN		CLAWSON JARED D CLAWSON TRACEY LYNN	
	SG-GV-5-2	Subdivision: GREEN VALLEY 5 AMD (SG) Lot: 2		
20250015500	Notice of Default 05/05/2025 04:44:23 PM 05/05/2025	\$40.00	20220049268	SCALLEY READING BATES HANSEN & RASMUSSEN, P.C. SCALLEY READING BATES HANSEN & RASMUSSEN,

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Doc Number Book Page	KOI RecordingDate Document Date Mailback Date	Recording Fee Consideration	Related Entry To	Recorded For Return To
	From Parcel      Legal			P.C. 15 W SOUTH TEMPLE, STE 600 SALT LAKE CITY, UT 84101
	SCALLEY READING BATES IIANSEN & RASMUSSEN		SMITH ERIC SMITH BROOKE	
	SG-MVF-3-29      Subdivision: MEADOW VALLEY FARMS 3 (SG) Lot: 29			
20250015753	Notice of Default 05/07/2025 11:18:38 AM 05/06/2025	\$40.00	20220049400	HALLIDAY, WATKINS & MANN, P.C. HALLIDAY, WATKINS & MANN, P.C. 376 EAST 400 SOUTH, SUITE 300 SALT LAKE CITY, UT 84111
	HALLIDAY WATKINS & MANN PC		GAETH GARY	
	SG-LAM-1-1-111      Subdivision: LA MIRAGE 1 CONDO (SG) Unit: 111			
20250015847	Notice of Default 05/07/2025 02:52:54 PM 05/07/2025 05/09/2025 07:21:58 AM	\$40.00	20250006448	PARSON BEHLE AND LATIMER PARSON BEHLE AND LATIMER 965 E 700 S STE 305 SAINT GEORGE, UT 84790
	GALLIAN RUSSELL J		BENNETT JOE TYLER	
	SG-BLH-11-78      Subdivision: BLOOMINGTON HILLS 11 (SG) Lot: 78			
20250015865	Trustee's Deed 05/07/2025 04:03:30 PM 05/07/2025	\$40.00 \$370,600.00	20210043201	HALLIDAY, WATKINS & MANN, P.C. HALLIDAY, WATKINS & MANN, P.C. 376 EAST 400 SOUTH, SUITE 300 SALT LAKE CITY, UT 84111
	HALLIDAY WATKINS & MANN PC SMITH KYLIE SMITH BRYAN CODY		LAKEVIEW LOAN SERVICING LLC	
	W-WP-1-2      Subdivision: WASHINGTON PARK 1 (W) Lot: 2			
20250015874	Notice of Default 05/07/2025 04:11:19 PM 05/07/2025	\$40.00	20220044998	SCALLEY READING BATES HANSEN & RASMUSSEN, P.C. SCALLEY READING BATES HANSEN & RASMUSSEN, P.C. 15 W SOUTH TEMPLE, STE 600 SALT LAKE CITY, UT 84101
	SCALLEY READING BATES HANSEN & RASMUSSEN		HANCOCK CORBY HANCOCK MICHELLE	
	SG-MUL-4-58      Subdivision: MULBERRY EST 4 (SG) Lot: 58			
20250015960	Notice of Default 05/08/2025 12:03:01 PM 05/08/2025	\$40.00	20220001562	SMITH KNOWLES PC SMITH KNOWLES PC 2225 WASHINGTON BLVD., STE. 200 OGDEN, UT 84401
	LINCOLN TITLE INSURANCE AGENCY		GOTBERG PAUL D GOTBERG COLLEEN	
	SG-FHLE-1-412      Subdivision: FOSTER HILLS EAST 1 (SG) Lot: 412			
20250016021	Notice of Default 05/08/2025 02:45:36 PM 05/08/2025	\$40.00	20230006769	KIRTON & MCCONKIE KIRTON & MCCONKIE 36 SOUTH STATE STREET, SUITE 1900 SALT LAKE CITY, UT 84111

# Document Summary Report by Date

SINK JEREMY C		JIT MANDEEP		
W-SHOT-1-11		Subdivision: SHOOTING STAR 1 (W) Lot: 11		
20250016427	Notice of Default 05/12/2025 04:19:07 PM 05/12/2025	\$40.00	20220054016	SCALLEY READING BATES HANSEN & RASMUSSEN, P.C. SCALLEY READING BATES HANSEN & RASMUSSEN, P.C. 15 W SOUTH TEMPLE, STE 600 SALT LAKE CITY, UT 84101
SCALLEY READING BATES HANSEN & RASMUSSEN GUADALAJARA GRILL INC				
LV-42-A-3	<p>S: 26 T: 41S R: 13W EXHIBIT "A"</p> <p>PARCEL 1 (LV-42-A-3): BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4SE1/4) OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 0°23'03" EAST ALONG THE 1/16 LINE, 744.69 FEET TO A POINT ON THE LA VERKIN CITY LIMITS AND THE THREAD OF THE RIVER; THENCE NORTH 67°52'36" WEST ALONG SAID LA VERKIN CITY LIMITS AND THE THREAD OF THE RIVER 668.49 FEET; THENCE CONTINUING ALONG SAID LA VERKIN CITY LIMITS AND THE THREAD OF THE RIVER, NORTH 41°51'15" WEST, 467.98 FEET; THENCE CONTINUING ALONG SAID LA VERKIN CITY LIMITS AND THE THREAD OF THE RIVER, NORTH 24°10'09" EAST, 163.02 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4SE1/4) OF SAID SECTION 26; THENCE SOUTH 89°42'28" EAST ALONG SAID NORTH LINE 859.80 FEET TO THE POINT OF BEGINNING.</p>			
LV-42-A-2-C	<p>PARCEL 2 (LV-42-A-2-C): BEGINNING AT A POINT NORTH 89°57'10" WEST ALONG THE QUARTER SECTION LINE, 1081.74 FEET FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 65°40'16" EAST 130.15 FEET; THENCE SOUTH 21°08'44" WEST 102.14 FEET; THENCE NORTH 77°41'48" WEST 185.000 FEET; THENCE NORTH 12°04'44" EAST 112.00 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE SOUTH 89°57'10" EAST, ALONG THE QUARTER SECTION LINE, 75.56 FEET TO THE POINT OF BEGINNING.</p> <p>SAID PARCEL WAS PREVIOUSLY DESCRIBED ON VARIOUS RECORDED DOCUMENTS AS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 2652.4 FEET, WEST 734.3 FEET PARALLEL TO THE NORTH LINE OF SAID SECTION 26, TO STATE HIGHWAY ENGINEER'S STATION 518+53; THENCE CONTINUING WEST APPROXIMATELY 70.0 FEET, TO A POINT 10.0 FEET WEST OF THE WEST LINE OF SAID STATE HIGHWAY; THENCE SOUTH 21°04' WEST PARALLELING SAID STATE HIGHWAY 60.0 FEET, TO THE TRUE POINT OF BEGINNING, AND FROM SAID TRUE POINT OF BEGINNING, RUNNING THENCE SOUTH 21°04' WEST PARALLEL WITH SAID STATE HIGHWAY 100.0 FEET; THENCE APPROXIMATELY NORTH 77°30' WEST 185.0 FEET; THENCE APPROXIMATELY NORTH 12° EAST 112.0 FEET. MORE OR LESS, TO THE NORTH LINE OF THE NE ¼ SE ¼ OF SAID SECTION 26; THENCE EAST ON THE NORTH LINE OF SAID NE1/4 SE1/4, A DISTANCE OF 68.0 FEET; THENCE APPROXIMATELY SOUTH 65°45' EAST 138.0 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, BEING A PART OF THE NE1/4 SE1/4 OF SAID SECTION 26.</p>			
LV-42-A-2-2	<p>PARCEL 3 (LV-42-A-2-2): BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°57'10" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 165.87 FEET, MORE OR LESS, TO THE NORTHWEST</p>			

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	<p>NORTHWEST CORNER OF THE ANGUS POTTER PROPERTY AS IDENTIFIED IN BOOK 457, AT PAGE 23, OF OFFICIAL RECORDS; THENCE APPROXIMATELY SOUTH 12° WEST 111.81 FEET, MORE OR LESS, TO A CORNER OF THE ABOVE POTTER PROPERTY; THENCE SOUTH 77°30' EAST, 195.11 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF POTTER PROPERTY, AND AN EXTENSION THEREOF, TO THE WEST RIGHT OF WAY LINE OF HIGHWAY U-9; THENCE SOUTH 21°08'45" WEST, 70.37 FEET, MORE OR LESS, ALONG SAID RIGHT OF WAY LINE, TO THE NORTHWEST CORNER OF THE HOME COMPANY PROPERTY, AS IDENTIFIED IN BOOK 940, AT PAGE 587 OF OFFICIAL RECORDS; THENCE NORTH 89°57'10" WEST, 305.34 FEET, MORE OR LESS, TO THE 1/16 SECTION LINE; THENCE NORTH 00°37'49" WEST, 217.12 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.</p>
LV-42-E	<p>PARCEL 4 (LV-42-E): COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4) OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°37'49" EAST ALONG THE 1/16 LINE 217.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°37'49" EAST, 373.10 FEET TO A POINT ON TOP OF A SHEAR LEDGE; THENCE SOUTH 81°11'16" EAST, ALONG SAID LEDGE 151.06 FEET TO THE WEST RIGHT OF WAY LINE OF HIGHWAY U-9; THENCE NORTH 21°08'45" EAST ALONG SAID RIGHT OF WAY LINE 424.33 FEET; THENCE NORTH 89°57'10" WEST, 305.34 FEET TO THE TRUE POINT OF BEGINNING.</p>
LV-42-A-2-1	<p>PARCEL 5 (LV-42-A-2-1): BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, THENCE SOUTH ALONG 1/16 LINE 1254 FEET, MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY U-17; THENCE NORTH ALONG HIGHWAY RIGHT OF WAY TO THE NORTH LINE OF THE SOUTHEAST QUARTER; THENCE WEST TO THE POINT OF BEGINNING.</p> <p>LESS AND EXCEPTING THEREFROM: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 THENCE SOUTH 0°37'49" EAST LONG 1/16 SECTION LINE 217.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°37'49" EAST 373.1 FEET TO TOP OF SHEER LEDGE; THENCE SOUTH 81°11'16" EAST ALONG LEDGE 151.06 FEET TO THE WEST RIGHT OF WAY LINE OF HIGHWAY U-9; THENCE NORTH 21°09'45" EAST ALONG SAID RIGHT OF WAY LINE 424.33 FEET; THENCE NORTH 89°57'10" WEST 305.34 FEET TO THE POINT OF BEGINNING.</p> <p>ALSO LESS AND EXCEPTING THEREFROM: BEGINNING NORTH 89°57'10" WEST 942.215 FEET ALONG COUNTY SECTION LINE AND SOUTH 21°08'45" WEST 60 FEET ALONG A LINE PARALLEL TO AND 10 FEET FROM THE WEST RIGHT OF WAY LINE OF HIGHWAY U-9 FROM THE EAST QUARTER CORNER OF SECTION 26; THENCE SOUTH 21°08'45" WEST 100 FEET; THENCE NORTH 77°30' WEST 185 FEET; THENCE NORTH 12° EAST 111.805 FEET TO THE COUNTY SECTION LINE; THENCE SOUTH 89°57'10" EAST 68 FEET ALONG THE COUNTY SECTION LINE; THENCE SOUTH 65°54'44" EAST 137.41 FEET TO THE POINT OF BEGINNING. ALSO LESS AND EXCEPTING THEREFROM: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 THENCE SOUTH 89°57'10" EAST ALONG THE QUARTER SECTION LINE 165.87 FEET MORE OR LESS TO THE NORTHWEST CORNER OF POTTER PROPERTY; THENCE SOUTH 12° WEST 111.81 FEET MORE OR LESS TO THE CORNER OF THE POTTER PROPERTY; THENCE SOUTH 77°30' EAST 165.11 FEET MORE OR LESS ALONG THE SOUTH LINE OF POTTER PROPERTY AND EXTENSION TO THE</p>

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					THE WEST RIGHT OF WAY LINE OF HIGHWAY U-9; THENCE SOUTH 21°08'45" WEST 70.37 FEET MORE OR LESS ALONG RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF HOME CO PROPERTY; THENCE NORTH 89°57'10" WEST 305.34 FEET MORE OR LESS TO 1/16 SECTION LINE; THENCE NORTH 0°37'49" WEST 217.12 FEET MORE OR LESS TO POINT OF BEGINNING.  ALSO LESS AND EXCEPTING THEREFROM: SOUTHERLY PORTION OF PROPERTY IN HURRICANE CITY.
LV-168-B					PARCEL 6 (LV-168-B): A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, LA VERKIN, UTAH: BEGINNING AT THE CENTER EAST SIXTEENTH CORNER OF SECTION 16, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING NORTH 89°57'10" WEST, A DISTANCE OF 1323.18 FEET ALONG THE CENTER SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 26, (SAID SIXTEENTH CORNER AND QUARTER CORNER BEING VERIFIED AS SHOWN ON RECORD OF SURVEY #4960-08 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER) AND RUNNING THENCE NORTH 89°57'10" WEST ALONG THE CENTER SECTION LINE A DISTANCE OF 532.27 FEET TO A REBAR MARKED WITH A RED CAP AT THE EDGE OF A BASALT CLIFF; THENCE ALONG THE BASALT CLIFF THE FOLLOWING 7 COURSES, MORE OR LESS; NORTH 22°23'21" EAST, A DISTANCE OF 77.49 FEET; THENCE SOUTH 80°56'46" EAST, A DISTANCE OF 43.53 FEET; THENCE NORTH 56°43'11" EAST, A DISTANCE OF 50.44 FEET; THENCE NORTH 76°41'30" EAST, A DISTANCE OF 305.61 FEET; THENCE SOUTH 74°24'16" EAST A DISTANCE OF 116.63 FEET; THENCE SOUTH 16°43'20" EAST A DISTANCE OF 28.46 FEET TO THE EAST SIXTEENTH LINE OF SAID SECTION 26; THENCE ALONG SAID SIXTEENTH LINE SOUTH 0°37'49" EAST A DISTANCE OF 106.83 FEET TO THE POINT OF BEGINNING.
20250016428	Notice of Default 05/12/2025 04:20:04 PM 05/12/2025	\$40.00	20220054015	SCALLEY READING BATES HANSEN & RASMUSSEN, P.C. SCALLEY READING BATES HANSEN & RASMUSSEN, P.C. 15 W SOUTH TEMPLE, STE 600 SALT LAKE CITY, UT 84101	
				SCALLEY READING BATES HANSEN & RASMUSSEN	GUADALAJARA GRILL INC
SG-5-3-6-4421- ERD				S: 6 T: 43S R: 15W BEG AT NW COR SEC 6, T43S, R15W; TH N89°28'23" E 959.15 FT ALG SEC/L & S00°31'37" E 591.18 FT TO TRUE POB SD TRUE POB BEING ON W R/W/L CONVENTION CENTER DR, 66.00 FT R/W; TH ALG SD R/W/L S21°11'37" W 129.86 FT TO PT OF CURV WITH 1333.00 FT RAD CUR LFT; TH 41.89 FT ALG ARC OF SD CUR THRU CTL ANG OF 1°48'02"; TH LEAV SD R/W N78°52'05" W 229.42 FT TO E NON-ACCESS LN OF I-15; TH N11°07'54" E 166.06 FT TO R/W MONT; TH N18°53'31" E 48.36 FT; TH S68°48'23" E 256.19 FT TO POB.	
				SG-5-3-6-4421	
20250016430	Notice of Default 05/12/2025 04:20:59 PM 05/12/2025	\$40.00	20220054014	SCALLEY READING BATES HANSEN & RASMUSSEN, P.C. SCALLEY READING BATES HANSEN & RASMUSSEN, P.C. 15 W SOUTH TEMPLE, STE 600 SALT LAKE CITY, UT 84101	
				SCALLEY READING BATES HANSEN & RASMUSSEN	PEREZ MIGUEL A PEREZ SHARON
				SG-666-B-2	Subdivision: ST GEORGE CITY SUR PLAT A BLK 45 (SG) Lot: 1 S1/2 N1/2 LOT 1 BLK 45 PLAT A SGCS
20250016778	Notice of Default 05/15/2025 10:18:17 AM 05/15/2025	\$40.00	20240017488	MJOLNIR HOLDINGS LLC MJOLNIR HOLDINGS LLC 1150 E RIVERSIDE DR	

## Document Summary Report by Date

Doc Number Book Page	KOI RecordingDate Document Date Mailback Date	Recording Fee Consideration	Related Entry To	Recorded For Return To
	From Parcel			
	Legal			
				#911598 SAINT GEORGE, UT 84791
	HYDE JARED S		HAGUEWOOD TY HAGUEWOOD HOLLY	
SG-5-3-10-4306	S: 10 T: 43S R: 15W BEG N0°59' W 66 FT ALG SEC/L FM W1/4 COR SEC 10 T43S R15W; TH N0°59' W 556.245 FT ALG SEC/L TO EXTN F/L FM E; TH S87°09' E 294.5 FT ALG FNC; TH S86°45' E 364.82 FT ALG FNC; TH S0°52'42 E 516.36 FT; TH S89°36'15 W 656.75 FT ALG LN PRL TO & 66 FT N OF E-W C/S/L SEC 10 TO POB.  LESS: ANY LAND IN LITTLE VALLEY RD			

Notice of Default Page 1 of 2  
Gary Christensen Washington County Recorder  
05/01/2025 01:23:35 PM Fee \$40.00 By  
BANGERTE FRAZIER GROUP, PC

WHEN RECORDED MAIL TO:  
**BANGERTE FRAZIER GROUP**  
Attn: James C. Purcell, Esq.  
912 West 1600 South, Suite A-200  
St. George, UT 84770  
Phone: (435) 628-7004

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

NOTICE IS HEREBY GIVEN by James C. Purcell, a member of the Utah State Bar and the Trustee appointed by The Villas at Sun River St. George Owners Association, Inc. ("Association"), that a default has occurred under that certain Declaration of Covenants, Conditions, Easements, and Restrictions for The Villas at Sun River St. George ("Declaration"), in the official records of the Washington County Recorder, State of Utah, recorded on October 16, 2017 as Entry No. 20170041780, and any amendments thereto, concerning real property reputed to be owned by Gerald Baldwin and Peggy Baldwin, Husband and Wife as Joint Tenants, covering the following real property located at 4684 South Martin Drive, St. George, Washington County, State of Utah ("Property"), more particularly described as follows:

ALL OF LOT EIGHTY TWO (82), THE VILLAS AT SUN RIVER ST. GEORGE, PHASE 5, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH.

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

Tax ID NO.: SG-VISR-5-82

Said Declaration obligates the reputed Owners for assessments and such Owners are delinquent in the payment of such assessments. A Notice of Delinquent Assessment and Lien Claim ("Lien") was recorded on July 26, 2024, as Entry No. 20240023474. 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 dues, late fees, attorney fees, interest, costs, expenses, and assessments, which have accrued and are hereafter accruing and incurred in enforcing the terms of the Declaration and Lien.

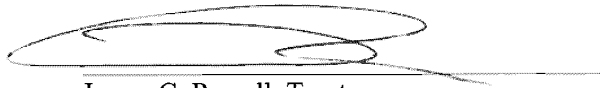
By reason of said default, the Association has designated James C. Purcell as Trustee by an Appointment of Trustee duly recorded in accordance with all applicable provisions of the laws of the State of Utah and has delivered to said Trustee the Declaration and all documents evidencing

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, plus all other amounts as shall hereafter become due.

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

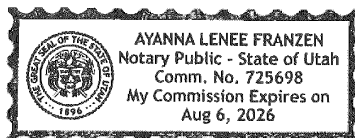
DATED this 1<sup>st</sup> day of May 2025.

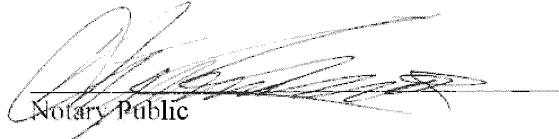
**BANGERTER FRAZIER GROUP**

  
James C. Purcell, Trustee

STATE OF UTAH                    )  
  : ss.  
County of Washington        )

On the 1<sup>st</sup> day of May, 2025, personally appeared before me James C. Purcell, 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 CONTACT INFORMATION FOR THE TRUSTEE IS PROVIDED:

James C. Purcell, Esq.  
**BANGERTER FRAZIER GROUP**  
912 West 1600 South, Suite A-200  
St. George, UT 84770  
9:00 a.m. through 5:00 p.m. (MST)  
Monday through Friday, except holidays  
Telephone: (435) 628-7004



Notice of Default Page 1 of 2  
Gary Christensen Washington County Recorder  
05/02/2025 04:00:03 PM Fee \$40.00 By  
MORTGAGE CONNECT - TSG

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.: 130334-UT

APN: I-43-A-9

NOTICE IS HEREBY GIVEN THAT KIM SNOW AND JANICE SNOW, HUSBAND & WIFE VESTING JOINT TENANTS WITH RIGHT OF SURVIVORS as Trustor, UNITED TITLE SERVICES as Trustee, in favor of IMC MORTGAGE as Beneficiary, under the Deed of Trust dated 9/17/2002 and recorded on 9/23/2002, as Instrument No. 00782242 in Book 1488 Page 2291, in the official records of Washington County, Utah, covering the following described real property situated in said County and State, to-wit:

ALL OF THE SOUTH ONE-HALF OF LOT 5, BLOCK 8, PLAT "A", IVINS TOWNSITE SURVEY ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LESS AND EXCEPTING THEREFROM THE SOUTH 20.0 FEET THEREOF.

The obligation included a Note for the principal sum of \$69,900.00.

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 8/1/2024 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

By reason of such default, NewRez LLC D/B/A Shellpoint Mortgage Servicing, 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. 130334-UT

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: may 02 2025

ORANGE TITLE INSURANCE AGENCY, INC.

Carlos Madrid, Authorized Agent

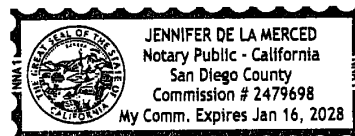
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California } ss.  
County of San Diego }

On MAY 02 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 Jennifer De La Merced (Seal)



Notice of Default Page 1 of 2  
Gary Christensen Washington County Recorder  
05/05/2025 03:03:33 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. UT26091

**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 September 19, 2016, and executed by Christopher J. Keller, 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 Inc. was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on October 4, 2016, as Entry No. 20160036994, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

Beginning at a point 38.0 rods West from the Northeast corner of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 34, Township 41 South, Range 13 West, Salt Lake Base and Meridian, and running thence South 223.5 feet; thence West 82.5 feet; thence North 223.5 feet; thence East 82.5 feet, to the point of beginning. **TAX # H-334-7**

Purportedly known as 302 West 300 North, 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: 05/05/2025.

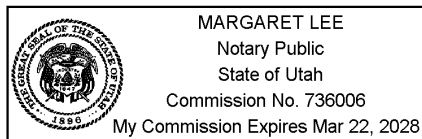
HALLIDAY, WATKINS & MANN, P.C.:

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. UT26091

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

The foregoing instrument was acknowledged before me on 05/05/2025,  
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 2  
Gary Christensen Washington County Recorder  
05/05/2025 03:04:49 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. UT25999

**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 August 23, 2024, and executed by Airport Pasture Property LLC, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for United Wholesale Mortgage, LLC, its successors and assigns as Beneficiary, but OBX 2025-NQM1 Trust being the present Beneficiary, in which Paul M. Halliday, Jr. Halliday & Watkins, P.C. was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on August 26, 2024, as Entry No. 20240026703, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

All of Lot 74, Paradise Village at Zion Phase 5, according to the official plat thereof, on file and of record in the office of the Recorder of Washington County, Utah. **TAX # SC-PVZ-5-74**

Purportedly known as 3800 Paradise Village #74, Santa Clara, UT 84765 (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: 05/05/2025.

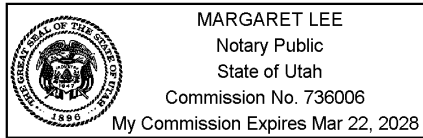
HALLIDAY, WATKINS & MANN, P.C.:

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. UT25999

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

The foregoing instrument was acknowledged before me on 05/05/2025,  
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 1

Gary Christensen Washington County Recorder  
 05/05/2025 04:43:59 PM Fee \$40.00 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. 27050-699F  
 Parcel No. SG-GV-5-2

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 Jared D. Clawson and Tracey Lynn Clawson, husband and wife, as joint tenants, as trustor(s), in which Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mountain America Federal Credit Union, its successors and assigns is named as beneficiary, and Infinity Title Insurance Agency, LLC is appointed trustee, and filed for record on October 11, 2022, and recorded as Entry No. 20220046115, Records of Washington County, Utah.

LOT 2, GREEN VALLEY SUBDIVISION NO. 5 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the March 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 5 day of May, 2025.

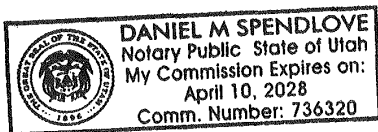
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates  
 Its: Supervising Partner

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

The foregoing instrument was acknowledged before me this 5 day of May, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.


  
 NOTARY PUBLIC

Notice of Default Page 1 of 1

Gary Christensen Washington County Recorder  
05/05/2025 04:44:23 PM Fee \$40.00 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. 92069-395F  
Parcel No. SG MVF-3-29

NOTICE OF DEFAULT

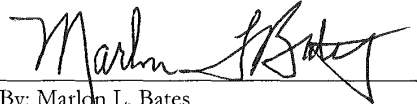
NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust executed by Eric Smith and Brooke Smith, as trustor(s), in which Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for University First Federal Credit Union, its successors and assigns is named as beneficiary, and Backman Title – St. George is appointed trustee, and filed for record on November 7, 2022, and recorded as Entry No. 20220049268, Records of Washington County, Utah.

LOT 29, MEADOW VALLEY FARMS – PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON 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 November 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 5<sup>th</sup> day of May, 2025.

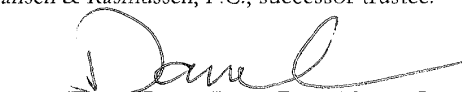
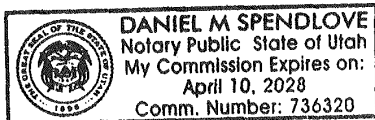
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates  
Its: Supervising Partner

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

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of May, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

  
NOTARY PUBLIC



Notice of Default Page 1 of 2  
Gary Christensen Washington County Recorder  
05/07/2025 11:18:38 AM 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. UT26372

**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 November 2, 2022, and executed by Gary Gaeth, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Advance Mortgage & Investment Company, LLC, its successors and assigns as Beneficiary, but Freedom Mortgage Corporation 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 November 8, 2022, as Entry No. 20220049400, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

Unit 111 La Mirage Condominiums Phase 1, a Utah Condominium Project, according to the Official Plat thereof on file in the office of the Recorder of Washington County, State of Utah. **TAX # SG-LAM-1-1-111**

Purportedly known as 255 West 2025 South Unit 111, aka 255 West 2025 S Cir Unit 111, Saint George, UT 84770 (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: 05/06/2025.

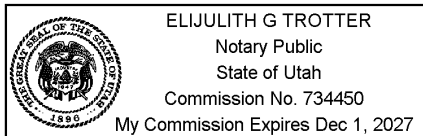
HALLIDAY, WATKINS & MANN, P.C.:

By: 

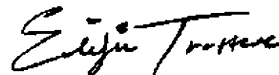
Name: Jessica Oliveri  
Attorney and authorized agent of the law firm of  
Halliday, Watkins & Mann, P.C., Successor Trustee  
376 East 400 South, Suite 300, Salt Lake City, UT 84111  
Telephone: 801-355-2886  
Office Hours: Mon.-Fri., 8AM-5PM (MST)  
File No. UT26372

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

The foregoing instrument was acknowledged before me on 05/06/2025,  
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

7  
After Recording Return To:  
Russell J. Gallian  
Parsons Behle and Latimer  
965 E. 700 S., Suite 305  
St. George, UT 84790  
(435) 668-1253 or  
(435) 351-0555

**DOC # 20250015847**

Notice of Default Page 1 of 3  
Gary Christensen Washington County Recorder  
05/07/2025 02:52:54 PM Fee \$ 40.00  
By PARSON BEHLE AND LATIMER



## **NOTICE OF DEFAULT AND ELECTION TO SELL**

Parcel No.: SG-BLH-11-78

Russell J. Gallian is Successor Trustee under that certain Trust Deed, dated February 26, 2025, and recorded February 27, 2025, as Document No. 20250006448, in the Official Records of the Washington County Recorder, executed by Joe Tyler Bennett, as Trustor, to secure certain obligation in favor of Ronald McGlothlin, Beneficiary. Said Trust Deed covers the following described real property situated in Washington County, State of Utah:

Lot 78, Bloomington Hills No. 11 Subdivision, according to the Official Plat thereof, as recorded in the records of Washington County, State of Utah.

Said obligations include Note in the original principal amount of \$460,000.00. Said Note is currently past due for the full balance of principal, interest at 9% annum until default, in as much as we are now declaring the contract to be in default the ongoing interest rate until you fully cure your defaults, interest will be at 18% per annum after default on May 7, 2025. In summary, the amount due as of the date of this letter, May 7<sup>th</sup>, 2025, is as follows:

Payoff Estimate:

Principal Balance: \$460,000

Past Due Payments & Late Fee (1%): \$4,600

Attorney Fees & Costs, including \$TBD  
Including Foreclosure Report:

Accrued Interest to May 7, 2025 27 days @ 113.43 =	\$3,062.47
Total:	\$467, 662.47 Plus Attorney Fees & Costs, including Foreclosure Report, & Insurance (if required)

The amount to pay to cure the default is presently:

2 monthly payments of \$3,701.26 =	\$7,402.52
Late fee of (1% of principal) =	\$4,600.00
Incurred costs of attorney fees, And costs including recording fees and insurance (if needed.)	\$TBD

Please call for a current payoff. Be advised an additional late fee of \$4,600 will accrue if payment is not made to cure the default by May 10<sup>th</sup> 2025.

By reason of said default, Russell J. Gallian, as Trustee under said Trust Deed, does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligation secured thereby, together with accruing payments, costs and expenses, including attorney's fees, trustee's fees, foreclosure report fees, other costs of sale, and costs of insurance (if needed).

The single point of contact for this loan in default is Russell J. Gallian, of the law firm of Parsons Behle and Latimer, 965 E. 700 S., Suite 305, St. George, Utah 84790, (435) 628-1253 or (435) 351-0555. A copy of the Note secured by Deed of Trust and Trust Deed are enclosed.


Dated this 7<sup>th</sup> day of MAY, 2025.



RUSSELL J. GALLIAN  
Successor Trustee  
965 E. 700 S., Ste. 305  
St. George, UT 84790

County of Washington

Shirley

 **SHELBY THORN**  
Notary Public, State of Utah  
Commission # 730713  
My Commission Expires  
06/27/2027

Trustee's Deed Page 1 of 2

Gary Christensen Washington County Recorder  
05/07/2025 04:03:30 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:**  
**Lakeview Loan Servicing, LLC**  
**1 Fountain Plaza**  
**Buffalo, NY 14203**

**File Number: UT24431**

**TAX #: W-WP-1-2**

### **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 **Lakeview Loan Servicing, LLC, 1 Fountain Plaza, Buffalo, NY 14203**, as Grantee.

WHEREAS, on June 22, 2021, Kylie Smith and Bryan Cody Smith, as Trustors, executed and delivered to Eagle Gate Title, as Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for InterCap Lending 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 June 22, 2021, as Entry No. 20210043201, 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 May 16, 2024, as Entry No. 20240015225; 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 May 9, 2024, as Entry No. 20240014335; 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 May 1, 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 \$370,600.00 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:

Lot 2, WASHINGTON PARK SUBDIVISION UNIT 1, according to the official plat thereof, as recorded in the records of Washington County, State of Utah. **TAX #: W-WP-1-2**

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

DATED: 05/07/2025

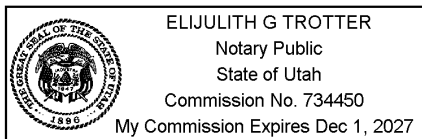
HALLIDAY, WATKINS & MANN, P.C.:

By: 

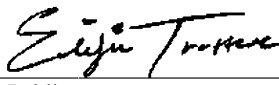
Name: Jessica Oliveri  
Attorney and authorized agent of the law firm of  
Halliday, Watkins & Mann, P.C., Successor Trustee

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

The foregoing instrument was acknowledged before me this 05/07/2025, 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 1

Gary Christensen Washington County Recorder  
 05/07/2025 04:11:19 PM Fee \$40.00 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. 27050-700F  
 Parcel No. SG-MUL-4-58

NOTICE OF DEFAULT

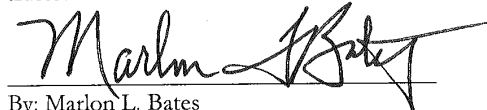
NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust executed by Corby Hancock and Michelle Hancock, husband and wife as joint tenants, as trustor(s), in which Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mountain America Federal Credit Union, its successors and assigns is named as beneficiary, and Inwest Title Services Inc. is appointed trustee, and filed for record on September 30, 2022, and recorded as Entry No. 20220044998, Records of Washington County, Utah.

LOT 58, MULBERRY ESTATES SUBDIVISION, PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the July 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 7 day of May, 2025.

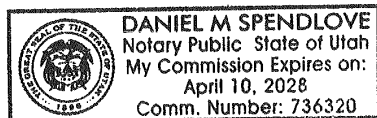
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates  
 Its: Supervising Partner

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

The foregoing instrument was acknowledged before me this 7 day of May, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.




NOTARY PUBLIC



Notice of Default Page 1 of 1  
Gary Christensen Washington County Recorder  
05/08/2025 12:03:01 PM Fee \$40.00 By SMITH  
KNOWLES PC

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  
File No. CARR07-0903

## NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN that LINCOLN TITLE INSURANCE AGENCY, a title insurance company authorized and actually doing business in the State of Utah, whose business address is 5151 S 400 E, #101, Washington Terrace, UT 84405, is the duly appointed Successor Trustee under a certain DEED OF TRUST ("Trust Deed") dated JANUARY 5, 2022, and executed by PAUL D GOTBERG AND COLLEEN GOTBERG, HUSBAND AND WIFE, AS JOINT TENANTS, as Trustor(s), to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC, its successors and assigns, as Beneficiary, and PAUL M. HALLDAY, JR. HALLIDAY & WATKINS, P.C., as Trustee, which Trust Deed was recorded on JANUARY 10, 2022, as Entry No. 20220001562, in the Official Records of WASHINGTON County, State of Utah, describing land therein situated in WASHINGTON County, Utah, and more particularly as follows:

LOT 412, FOSTER HILLS EAST PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, UTAH.

SG-FHLE-1-412

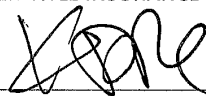
A breach of the obligation in the form of a Trust Deed Note ("Note") for which the trust property was conveyed as security has occurred, in that payments required by the Note have not been paid, plus all amounts which hereafter become due and payable, including any additional payments, interest, late fees, trustees, and attorney's fees, and expenses actually incurred.

Pursuant to the directions of the current Beneficiary of the Trust Deed, LINCOLN TITLE INSURANCE AGENCY, as the Successor Trustee, hereby elects to sell the property or cause the property to be sold, pursuant to the provisions of the Trust Deed and the laws of the State of Utah, to satisfy the obligations thereunder.

DATED: May 8, 2025

LINCOLN TITLE INSURANCE AGENCY

By:



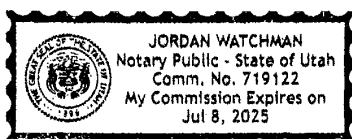
Kenyon D. Dove

Its: Authorized Agent

STATE OF UTAH

COUNTY OF WEBER

On May 8, 2025, before me, the undersigned, a Notary Public, personally appeared, 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

Notice of Default Page 1 of 3  
Gary Christensen Washington County Recorder  
05/08/2025 02:45:36 PM Fee \$40.00 By KIRTON &  
MCCONKIE

WHEN RECORDED MAIL TO:  
Jeremy C. Sink, Esq.  
Kirtan McConkie  
36 South State Street, Suite 1900  
Salt Lake City, UT 84111

**NOTICE OF DEFAULT**

**TO:**

Mandeep Jit  
Marlene Jit  
1345 E. Black Brush Dr.  
Washington, UT 84780

CT Corporation System  
1108 E. South Union Ave.  
Midvale, UT 84047

American Management Services, Inc.  
c/o Olympus Law Group, PLLC  
attn: Richard DeLoney  
P.O. Box 287  
Ogden, UT 84402

Wild Horse Holdings, LLC  
c/o SNOW JENSEN & REECE, P.C.  
attn Kathryn Lusty  
Tonaquint Business Park  
912 W. 1600 S., Suite B-200  
St. George, UT 84770

Bryz Guyz, Inc.  
c/o SNOW JENSEN & REECE, P.C.  
attn Jeffrey R. Miles  
Tonaquint Business Park  
912 W. 1600 S., Suite B-200  
St. George, UT 84770

Monica Swap Real Estate, LLC  
c/o Monica Swapp, r/a  
c/o Monica Swapp, r/a  
5612 Super Bowl Drive  
Las Vegas, NV 89110

Tamp LLC  
c/o Law Offices of Kurt A. Johnson, Esq. P.C.  
6980 S. Cimarron Road, Suite 110  
Las Vegas, NV 89113

Takos Law Group, LTD  
Attn: Dustin L. Clark  
Fbo Tamp LLC and Monica Swapp Real Estate, LLC  
10785 W. Twain Ave., Suite 224  
Las Vegas, NV 89135

United Wholesale Mortgage, LLC  
585 South Boulevard E  
Pontiac, MI 48341

United Wholesale Mortgage  
40600 Ann Arbor Rd. E, Suite 201  
Plymouth, MI 48170

Haliday & Watkins  
376 E. 400 S. #300  
SLC, UT 84111

Manpreet Kaur  
1345 E. Black Brush, Dr.  
Washington, UT 84780

Utah State Tax Commission  
210 N. 1950 W.  
SLC, UT 84134

MERS  
PO Box 2026  
Flint, MI 48501-2026

**NOTICE IS HEREBY GIVEN** pursuant to Utah Code § 57-1-24 that Mandeep Jit has defaulted on his obligations under the following instruments pertaining to the Property described below.

**PROMISSORY NOTE SECURED BY DEED OF TRUST:** dated March 15, 2023, in the principal amount of \$150,000.00, plus an additional \$50,000 loaned on June 27, 2023, plus \$5,000 loaned on June 28, 2023, plus \$95,000 loaned on September 22, 2023, payable to K&D Family, LLC.

**TRUST DEED (WITH ASSIGNMENT OF RENTS):** dated March 13, 2023, recorded on March 13, 2023, as document number 20230006769, in the Records of Washington County, State of Utah, executed by Mandeep Jit as trustor, with K & D Family, LLC, a Utah limited liability company as the named Beneficiary, Southern Utah Title as Trustee with Jeremy C. Sink as Substitute Trustee.

**PROPERTY DESCRIPTION:**

Lot Eleven (11), SHOOTING STAR PHASE 1 SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.  
W-SHOT-1-11

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income tenements, hereditaments, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and given to an conferred upon Beneficiary to collect and apply such rents, issues, and profits.

TAX SERIAL NO. W-SHOT-1-11

Mandeep Jit is in default under the above-referenced promissory note and Trust Deed for non-payment of principal and interest due and owing, the acceleration and non-payment of all amounts due and payable thereunder, and the failure to cure all breaches and defaults with respect thereto.

**YOU ARE HEREBY NOTIFIED** that the Substitute Trustee, Jeremy C. Sink, Esq., Kirton McConkie, 36 South State Street, Suite 1900, Salt Lake City, Utah 84111, at the direction of K & D Family, LLC, a Utah limited liability company, the named Beneficiary, hereby elects to sell or cause the Property to be sold to satisfy the outstanding obligation.

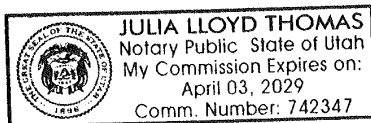
Dated this 8<sup>th</sup> day of May, 2025.



Jeremy C. Sink, Substitute Trustee

STATE OF UTAH                     )  
  ) ss.  
COUNTY OF UTAH                )

On the 8 day of May, A.D. 2025, personally appeared before me Jeremy C. Sink the signer of the within instrument, who duly acknowledged to me that he executed the same.



Notary Public

Notice of Default Page 1 of 4

Gary Christensen Washington County Recorder  
05/12/2025 04:19:07 PM Fee \$40.00 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. 67152-171F

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, Assignment of Leases and Rents, Fixture Filing, Security Agreement, and Financing Statement executed by Guadalajara Grill, Inc., a Utah corporation, as trustor(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 December 22, 2022, and recorded as Entry No. 20220054016, Records of Washington County, Utah.

SEE ATTACHED EXHIBIT "A"

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the February 1, 2025 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 12<sup>th</sup> day of May, 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 12<sup>th</sup> day of May, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

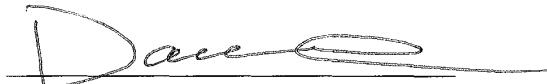
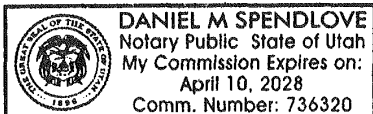
  
NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1 (LV-42-A-3):

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4SE1/4) OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 0°23'03" EAST ALONG THE 1/16 LINE, 744.69 FEET TO A POINT ON THE LA VERKIN CITY LIMITS AND THE THREAD OF THE RIVER; THENCE NORTH 67°52'36" WEST ALONG SAID LA VERKIN CITY LIMITS AND THE THREAD OF THE RIVER 668.49 FEET; THENCE CONTINUING ALONG SAID LA VERKIN CITY LIMITS AND THE THREAD OF THE RIVER, NORTH 41°51'15" WEST, 467.98 FEET; THENCE CONTINUING ALONG SAID LA VERKIN CITY LIMITS AND THE THREAD OF THE RIVER, NORTH 24°10'09" EAST, 163.02 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4SE1/4) OF SAID SECTION 26; THENCE SOUTH 89°42'28" EAST ALONG SAID NORTH LINE 859.80 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (LV-42-A-2-C):

BEGINNING AT A POINT NORTH 89°57'10" WEST ALONG THE QUARTER SECTION LINE, 1081.74 FEET FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 65°40'16" EAST 130.15 FEET; THENCE SOUTH 21°08'44" WEST 102.14 FEET; THENCE NORTH 77°41'48" WEST 185.000 FEET; THENCE NORTH 12°04'44" EAST 112.00 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE SOUTH 89°57'10" EAST, ALONG THE QUARTER SECTION LINE, 75.56 FEET TO THE POINT OF BEGINNING.

SAID PARCEL WAS PREVIOUSLY DESCRIBED ON VARIOUS RECORDED DOCUMENTS AS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 2652.4 FEET, WEST 734.3 FEET PARALLEL TO THE NORTH LINE OF SAID SECTION 26, TO STATE HIGHWAY ENGINEER'S STATION 518+53; THENCE CONTINUING WEST APPROXIMATELY 70.0 FEET, TO A POINT 10.0 FEET WEST OF THE WEST LINE OF SAID STATE HIGHWAY; THENCE SOUTH 21°04' WEST PARALLELING SAID STATE HIGHWAY 60.0 FEET, TO THE TRUE POINT OF BEGINNING, AND FROM SAID TRUE POINT OF BEGINNING, RUNNING THENCE SOUTH 21°04' WEST PARALLEL WITH SAID STATE HIGHWAY 100.0 FEET; THENCE APPROXIMATELY NORTH 77°30' WEST 185.0 FEET; THENCE APPROXIMATELY NORTH 12° EAST 112.0 FEET. MORE OR LESS, TO THE NORTH LINE OF THE NE ¼ SE 1/4 OF SAID SECTION 26; THENCE EAST ON THE NORTH LINE OF SAID NE1/4 SE1/4, A DISTANCE OF 68.0 FEET; THENCE APPROXIMATELY SOUTH 65°45' EAST 138.0 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, BEING A PART OF THE NE1/4 SE1/4 OF SAID SECTION 26.

## PARCEL 3 (LV-42-A-2-2):

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°57'10" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 165.87 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE ANGUS POTTER PROPERTY AS IDENTIFIED IN BOOK 457, AT PAGE 23, OF OFFICIAL RECORDS; THENCE APPROXIMATELY SOUTH 12" WEST 111.81 FEET, MORE OR LESS, TO A CORNER OF THE ABOVE POTTER PROPERTY; THENCE SOUTH 77°30' EAST, 195.11 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF POTTER PROPERTY, AND AN EXTENSION THEREOF, TO THE WEST RIGHT OF WAY LINE OF HIGHWAY U-9; THENCE SOUTH 21°08'45" WEST, 70.37 FEET, MORE OR LESS, ALONG SAID RIGHT OF WAY LINE, TO THE NORTHWEST CORNER OF THE HOME COMPANY PROPERTY, AS IDENTIFIED IN BOOK 940, AT PAGE 587 OF OFFICIAL RECORDS; THENCE NORTH 89°57'10" WEST, 305.34 FEET, MORE OR LESS, TO THE 1/16 SECTION LINE; THENCE NORTH 00°37'49" WEST, 217.12 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

## PARCEL 4 (LV-42-E):

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°37'49" EAST ALONG THE 1/16 LINE 217.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°37'49" EAST, 373.10 FEET TO A POINT ON TOP OF A SHEAR LEDGE; THENCE SOUTH 81°11'16" EAST, ALONG SAID LEDGE 151.06 FEET TO THE WEST RIGHT OF WAY LINE OF HIGHWAY U-9; THENCE NORTH 21°08'45" EAST ALONG SAID RIGHT OF WAY LINE 424.33 FEET; THENCE NORTH 89°57'10" WEST, 305.34 FEET TO THE TRUE POINT OF BEGINNING.

## PARCEL 5 (LV-42-A-2-1):

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, THENCE SOUTH ALONG 1/16 LINE 1254 FEET, MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY U-17; THENCE NORTH ALONG HIGHWAY RIGHT OF WAY TO THE NORTH LINE OF THE SOUTHEAST QUARTER; THENCE WEST TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 THENCE SOUTH 0°37'49" EAST LONG 1/16 SECTION LINE 217.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°37'49" EAST 373.1 FEET TO TOP OF SHEER LEDGE; THENCE SOUTH 81°11'16" EAST ALONG LEDGE 151.06 FEET TO THE WEST RIGHT OF WAY LINE OF HIGHWAY U-9; THENCE NORTH 21°09'45" EAST ALONG SAID RIGHT OF WAY LINE 424.33 FEET; THENCE NORTH 89°57'10" WEST 305.34 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM: BEGINNING NORTH 89°57'10" WEST 942.215 FEET ALONG COUNTY SECTION LINE AND SOUTH 21°08'45" WEST 60 FEET ALONG A LINE PARALLEL TO AND 10 FEET FROM THE WEST RIGHT OF WAY LINE OF HIGHWAY U-9 FROM THE EAST QUARTER CORNER OF SECTION 26; THENCE SOUTH 21°08'45" WEST 100 FEET; THENCE NORTH 77°30' WEST 185 FEET; THENCE NORTH 12° EAST 111.805 FEET TO THE COUNTY SECTION LINE; THENCE SOUTH 89°57'10" EAST 68 FEET ALONG THE COUNTY SECTION LINE; THENCE SOUTH 65°54'44" EAST 137.41 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 THENCE SOUTH  $89^{\circ}57'10''$  EAST ALONG THE QUARTER SECTION LINE 165.87 FEET MORE OR LESS TO THE NORTHWEST CORNER OF POTTER PROPERTY; THENCE SOUTH  $12^{\circ}$  WEST 111.81 FEET MORE OR LESS TO THE CORNER OF THE POTTER PROPERTY; THENCE SOUTH  $77^{\circ}30'$  EAST 165.11 FEET MORE OR LESS ALONG THE SOUTH LINE OF POTTER PROPERTY AND EXTENSION TO THE WEST RIGHT OF WAY LINE OF HIGHWAY U-9; THENCE SOUTH  $21^{\circ}08'45''$  WEST 70.37 FEET MORE OR LESS ALONG RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF HOME CO PROPERTY; THENCE NORTH  $89^{\circ}57'10''$  WEST 305.34 FEET MORE OR LESS TO 1/16 SECTION LINE; THENCE NORTH  $0^{\circ}37'49''$  WEST 217.12 FEET MORE OR LESS TO POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM: SOUTHERLY PORTION OF PROPERTY IN HURRICANE CITY.

PARCEL 6 (LV-168-B):

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, LA VERKIN, UTAH: BEGINNING AT THE CENTER EAST SIXTEENTH CORNER OF SECTION 16, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING NORTH  $89^{\circ}57'10''$  WEST, A DISTANCE OF 1323.18 FEET ALONG THE CENTER SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 26, (SAID SIXTEENTH CORNER AND QUARTER CORNER BEING VERIFIED AS SHOWN ON RECORD OF SURVEY #4960-08 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER) AND RUNNING THENCE NORTH  $89^{\circ}57'10''$  WEST ALONG THE CENTER SECTION LINE A DISTANCE OF 532.27 FEET TO A REBAR MARKED WITH A RED CAP AT THE EDGE OF A BASALT CLIFF; THENCE ALONG THE BASALT CLIFF THE FOLLOWING 7 COURSES, MORE OR LESS; NORTH  $22^{\circ}23'21''$  EAST, A DISTANCE OF 77.49 FEET; THENCE SOUTH  $80^{\circ}56'46''$  EAST, A DISTANCE OF 43.53 FEET; THENCE NORTH  $56^{\circ}43'11''$  EAST, A DISTANCE OF 50.44 FEET; THENCE NORTH  $76^{\circ}41'30''$  EAST, A DISTANCE OF 305.61 FEET; THENCE SOUTH  $74^{\circ}24'16''$  EAST A DISTANCE OF 116.63 FEET; THENCE SOUTH  $16^{\circ}43'20''$  EAST A DISTANCE OF 28.46 FEET TO THE EAST SIXTEENTH LINE OF SAID SECTION 26; THENCE ALONG SAID SIXTEENTH LINE SOUTH  $0^{\circ}37'49''$  EAST A DISTANCE OF 106.83 FEET TO THE POINT OF BEGINNING.



Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder  
05/12/2025 04:20:04 PM Fee \$40.00 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. 67152-169F

Parcel No. SG-5-3-6-4421-ERD (as reflected on Deed of Trust)

SG-5-3-6-4421 (as currently reflected)

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, Assignment of Leases and Rents, Fixture Filing, Security Agreement, and Financing Statement executed by Guadalajara Grill, Inc., a Utah corporation, as trustor(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 December 22, 2022, and recorded as Entry No. 20220054015, Records of Washington County, Utah.

SEE ATTACHED EXHIBIT "A"

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the February 1, 2025 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 12<sup>th</sup> day of May, 2025.

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

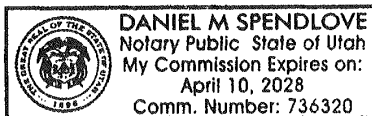


By: Marlon L. Bates

Its: Supervising Partner

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

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of May, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



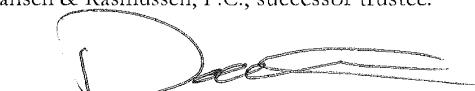
  
NOTARY PUBLIC

EXHIBIT "A"

BEGINNING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; THENCE RUNNING THENCE NORTH 89°28'23" EAST 959.15 FEET ALONG THE SECTION LINE AND SOUTH 00°31'37" EAST 591.18 FEET TO THE TRUE POINT OF BEGINNING SAID TRUE POINT OF BEGINNING BEING ON THE WEST RIGHT OF WAY LINE OF CONVENTION CENTER DRIVE, A 66.00 FOOT RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 21°11'37" WEST 129.86 FEET TO A POINT OF CURVATURE WITH A 1333.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 41.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°48'02"; THENCE LEAVING SAID RIGHT OF WAY NORTH 78°52'05" WEST 229.42 FEET TO THE EAST NON ACCESS LINE OF INTERSTATE 15; THENCE NORTH 11°07'54" EAST 166.06 FEET TO A RIGHT OF WAY MONUMENT; THENCE NORTH 18°53'31" EAST 48.36 FEET; THENCE SOUTH 68°48'23" EAST 256.19 FEET TO THE POINT OF BEGINNING.

Notice of Default Page 1 of 1

Gary Christensen Washington County Recorder  
05/12/2025 04:20:59 PM Fee \$40.00 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. 67152-170F  
Parcel No. SG-666-B-2

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, Assignment of Leases and Rents, Fixture Filing, Security Agreement, and Financing Statement executed by Miguel A. Perez and Sharon Perez, as trustor(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 December 22, 2022, and recorded as Entry No. 20220054014, Records of Washington County, Utah.

THE SOUTH ONE-HALF OF THE NORTH ONE-HALF (S1/2 N1/2) OF LOT ONE (1), BLOCK 45, PLAT "A", ST. GEORGE CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the February 1, 2025 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 12<sup>th</sup> day of May, 2025.

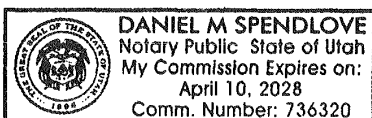
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates  
Its: Supervising Partner

STATE OF UTAH )  
 ) ss  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of May, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC

DOC # 20250016778

Notice of Default Page 1 of 3  
 Gary Christensen Washington County Recorder  
 06/15/2025 10:18:17 AM Fee \$ 40.00  
 By MJOLNIR HOLDINGS LLC

Tax Parcel No.:  
 SG-5-3-10-4306



**WHEN RECORDED RETURN TO:**

Hyde Loubet Law  
 1031 S. Bluff St.  
 St. George, UT 84770

*Space above for County Recorder's Use*

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN of the default of that certain Deed of Trust With Assignment of Rents ("**Deed of Trust**"), together with the indebtedness secured thereby, which is dated May 31, 2024, and granted by TY HAGUEWOOD, an individual, and HOLLY HAGUEWOOD, an individual both having an address of 395 W Granite Dr., Washington, Utah 84780, (collectively "**Trustor**"), with JARED S. HYDE, ESQ., of the law firm of Hyde Loubet Law, located at 1031 S. Bluff Street, St. George, Utah 84770, as trustee ("**Trustee**"), and MJOLNIR HOLDINGS, LLC, a Utah limited liability company, having an address of 1150 East Riverside Drive #911598, St. George, Utah 84791 as beneficiary and secured party ("**Beneficiary**").

The Deed of Trust was recorded on June 4, 2024, as Entry No. 20240017488 in the Official Records of the Washington County Recorder, State of Utah. The property subject to the Deed of Trust is situated in Washington County, State of Utah, and consists of two separate parcels. For purposes of this Notice, Beneficiary is electing to only sell one of the parcels, which is more particularly described on the attached **Exhibit A**, which is incorporated herein by this reference ("**Little Valley Property**"). Beneficiary reserves the right to cause a separate notice of default and election to sell to be delivered and recorded as to the other parcel encumbered by the Deed of Trust.

FURTHER NOTICE IS HEREBY GIVEN that a breach of that certain Secured Promissory Note dated May 31, 2024 ("**Note**") between Trustor and Beneficiary, the obligation for which the Little Valley Property was given as security has occurred. Beneficiary has elected to have Trustee sell or cause the Little Valley Property to be sold to satisfy the obligations secured by the Deed of Trust, including, but not limited to, appropriate fees, charges, and expenses incurred by Trustee, advances, if any, under the terms of the Deed of Trust, interest thereon, and the unpaid principal, accrued interest, late fees and charges, and attorney fees and costs of the Note secured by the Deed of Trust.

The nature of such default and breach of the obligation secured by the Deed of Trust is Trustor's failure to timely make the payments required under the Note. The Note and the principal sum due thereunder, together with any and all accrued interest, late fees and charges, and all costs and fees including attorney fees have been declared to be due and payable, subject to any rights Trustor may have to cure the delinquency as provided by Utah law.

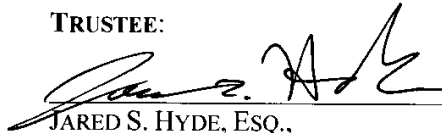
The purpose of this notice ("**Notice**") is to collect a debt and any information obtained may be used for that purpose. Trustor is also notified of the following pursuant to the Fair Debt Collection Practices Act:

Unless you notify Beneficiary or Trustee, within thirty (30) calendar days after receiving this Notice, that you dispute the above-described debt or any portion thereof, we will presume that the debt is valid. If you dispute the debt in writing within thirty (30) calendar days from receiving this Notice, we will obtain verification of the debt and a copy of such verification will be mailed to you. Also, if you make a request to Beneficiary or Trustee in writing within thirty (30) calendar days after receiving this Notice, we will provide you with the name and address of the original creditor, if different from the current creditor.

You are further notified that during the 30-day period described above, this foreclosure proceeding will continue, except as provided by Utah law.

DATED this 15<sup>th</sup> day of May, 2025.

TRUSTEE:



JARED S. HYDE, ESQ.,

**HYDE LOUBET LAW**

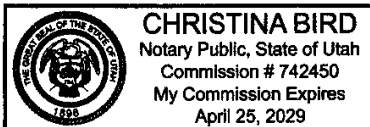
1031 S. Bluff Street

St. George, UT 84770

Telephone: (435) 275-4744

STATE OF UTAH )  
 : ss.  
COUNTY OF WASHINGTON )

On May 15, 2025, before me, Christina Bird, a notary public in and for said state, personally appeared Jared S. Hyde, Esq., an active member of the Utah State Bar residing in Washington County, Utah personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within NOTICE OF DEFAULT AND ELECTION TO SELL and acknowledged to me that he executed the same in his authorized capacity as Trustee under the aforementioned Deed of Trust, and that by his signature on the instrument, he acted and executed the NOTICE OF DEFAULT AND ELECTION TO SELL.




  
NOTARY PUBLIC

EXHIBIT A: LEGAL DESCRIPTION OF THE LITTLE VALLEY PROPERTY

**Property 1:**

The Land is situated in Washington County, State of Utah and is described as follows:

Beginning at a point North 0°59' West, 66.00 feet along the Section Line from the West Quarter Corner of Section 10, Township 43 South, Range 15 West, Salt Lake Base and Meridian, and running thence North 0°59' West, 556.245 feet along the Section line to an extension of an existing fence line from the East; thence South 87°09' East, 294.50 feet along the said fence; thence South 86°45' East, 364.82 feet along said fence; thence South 0°52'42" East, 516.36 feet; thence South 89°36'15" West, 656.75 feet along a line which is parallel to and 66.00 feet North of the East-West Center Section Line of said Section 10, to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within Little Valley Road Dedication plat recorded July 23, 1985, as Entry No. 279153.

APN(S): SG-5-3-10-4306

Together with 19.68 Acre Feet of Water Rights in Water Right No 81-1735