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You searched for: RecordingDateID >= Sat Aug 16 00:00:00 MDT 2025 and <= Tue Sep 02 00:00:00 MDT 2025 and Document Types Searched Over=Notice of Default

8 items found, displaying all items.1

Description	Summary	Add All to My Images
Notice of Default 20250028230	08/18/2025 03:35:43 PM, Parcel Number: LV-CKN-20 Related: 20240039735 From: HALLIDAY WATKINS & MANN PC To: SNYDER TERESA LEE, TOONE JOEL RICHARD Subdivision: CHERRY KNOLL (LV) Lot: 20	View Image Add to My Images
Notice of Default 20250028400	08/19/2025 04:05:38 PM, Parcel Number: SG-WHTS-1-46 Related: 20220047715 From: ORANGE TITLE INSURANCE AGENCY INC To: CASTILLO WILMER R Subdivision: WHITE TRAILS 1 (SG) Lot: 46	View Image Add to My Images
Notice of Default 20250028781	08/22/2025 10:58:34 AM, Parcel Number: SG-WCYN-1-115 Related: 20240011471 From: HALLIDAY WATKINS & MANN PC To: MORENO JUAN CARLOS Subdivision: WHITE CANYON 1 (SG) Lot: 115	View Image Add to My Images
Notice of Default 20250028881	08/22/2025 02:51:44 PM, Parcel Number: SG-SCMST-4-81 Related: 20230027629 From: SCALLEY READING BATES HANSEN & RASMUSSEN To: DENMAN VERNON TRUSTEE, DENMAN FAMILY TRUST DATED JULY 19 2019 Subdivision: SUN COUNTRY MEADOWS SOUTH TH 4 (SG) Lot: 81	View Image Add to My Images
Notice of Default 20250029401	08/27/2025 02:55:24 PM, Parcel Number: H-QLE-37 Related: 20230006389 From: HALLIDAY WATKINS & MANN PC To: RAMIREZ YESENIA, SHOEMAKER ALBERT E Subdivision: QUAIL LAKE EST AMD 5 (H) Lot: 37	View Image Add to My Images
Notice of Default 20250029419	08/27/2025 03:47:15 PM, Parcel Number: T-142-B Related: 20160047851 From: BATES MARLON L To: EBERT RAYMOND R, EBERT ELIZABETH H S: 11 T: 41S R: 13W COM AT W1/4 COR SEC 11 T41S R13W; TH N89*28'09" E ALG 1/4...	View Image Add to My Images
Notice of Default 20250029836	08/29/2025 03:01:12 PM, Parcel Number: SG-RBE-A-6-D Related: 20210044663 From: LINCOLN TITLE INSURANCE COMPANY To: GLENN BRANDINA VEATER Subdivision: RIVER BEND EST A (SG) Lot: 6-D LESS AND EXCEPTING THEREFROM THE WEST 48.67 FEET THEREOF,...	View Image Add to My Images
Notice of Default 20250029898	09/02/2025 08:15:41 AM, Parcel Number: SG-EL-1-B-26 Related: 20230033282 From: ORANGE TITLE INSURANCE AGENCY INC To: KABIR MARY ANN, KHALID AHMAD Subdivision: EAGLE'S LANDING 1-B (SG) Lot: 26	View Image Add to My Images

8 items found, displaying all items.1

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Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder

08/18/2025 03:35:43 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. UT26553

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 December 11, 2024, and executed by Teresa Lee Snyder and Joel Richard Toone, as Trustors, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for United Wholesale Mortgage, LLC, its successors and assigns as 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 December 16, 2024, as Entry No. 20240039735, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

All of Lot Twenty (20), CHERRY KNOLL SUBDIVISION, a Subdivision according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah, **TAX # LV-CKN-20**

Purportedly known as 120 South 500 West, 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 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: 08/18/2025

HALLIDAY, WATKINS & MANN, P.C.:

By: Jessica Oliveri

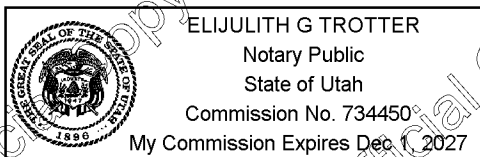
Name: Jessica Oliveri
Attorney and authorized agent of the law firm of
Halliday, Watkins & Mann, P.C., Successor Trustee
376 East 400 South, Suite 300, Salt Lake City, UT 84111
Telephone: 801-355-2886
Office Hours: Mon.-Fri., 8AM-5PM (MST)
File No. UT26553

STATE OF UTAH

County of Salt Lake)
: ss.

The foregoing instrument was acknowledged before me on 08/18/2025,
by Jessica Oliveri as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the Successor Trustee.

Elija Trotter
Notary Public



Remotely Notarized with audio/video via
Simplifile

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder

08/19/2025 04:05:38 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.: 132183-UT

APN: SG-WHTS-1-46

NOTICE IS HEREBY GIVEN THAT WILMER R CASTILLO, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY as Trustor, SOUTHERN UTAH TITLE COMPANY as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FINANCE OF AMERICA MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 10/21/2022 and recorded on 10/25/2022, as Instrument No. 20220047715, in the official records of Washington County, Utah, covering the following described real property situated in said County and State, to-wit:

LOT FORTY-SIX (46), WHITE TRAILS - PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

The obligation included a Note for the principal sum of \$508,128.00.

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 5/1/2023 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

By reason of such default, LAKEVIEW LOAN SERVICING, 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.

NOTICE OF DEFAULT

T.S. NO. 132183-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: AUG 19 2025

ORANGE TITLE INSURANCE AGENCY, INC.

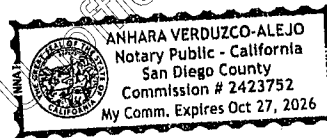

Hamsa Uchi, Authorized Agent

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 AUG 19 2025 before me, Anhara Verduzco-Alejo, 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)

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder

08/22/2025 10:58:34 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. UT24962

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, 2024, and executed by Juan Carlos Moreno, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Security National Mortgage Company, its successors and assigns as Beneficiary, but UMB Bank, National Association, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2024-6 being the present Beneficiary, in which Fidelity Title was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on April 15, 2024, as Entry No. 20240011471, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

Lot 115, White Canyon-Phase 1 Subdivision, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah. **TAX # SG-WCYN-1-115**

Purportedly known as 1418 East Hayrocks Drive, St. 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: 08/20/2025.

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. UT24962

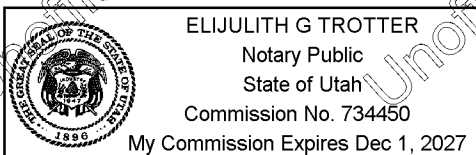
STATE OF UTAH

County of Salt Lake)

: ss.

08/20/2025

The foregoing instrument was acknowledged before me on _____,
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 G Trotter
Notary Public

Notice of Default Page 1 of 1

Gary Christensen Washington County Recorder
 08/22/2025 02:51:44 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. 67152-185F
 Parcel No. SG-SCMST-4-81

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 to Secure Home Equity Line of Credit Agreement executed by The Denman Family Trust, dated July 19, 2019, Vernon Denman, Trustee and any amendments or restatements thereto, 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 September 13, 2023, and recorded as Entry No. 20230027629, Records of Washington County, Utah.

ALL OF LOT 81, SUN COUNTRY MEADOWS SOUTH TOWNHOMES, PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE COUNTY 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 January 31, 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 22 day of August, 2025.

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



By: Marlon L. Bates
 Its: Supervising Partner

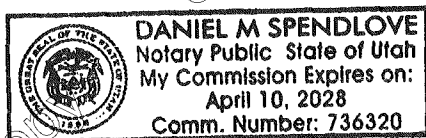
STATE OF UTAH

COUNTY OF SALT LAKE

: ss

)

The foregoing instrument was acknowledged before me this 22 day of August, 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

08/27/2025 02:55:24 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. UT26769

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 March 9, 2023, and executed by Yesenia Ramirez and Albert E. Shoemaker, as Trustors, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Citywide Home Loans, LLC, its successors and assigns as Beneficiary, but Lakeview Loan Servicing, LLC being the present Beneficiary, in which Inwest Title Services, Inc. was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on March 9, 2023, as Entry No. 20230006389, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

All of Lot 37, Quail Lake Estates, Planned Unit Development Amended 5, According to the Official Plat thereof, on file in the office of the Recorder of Washington County, State of Utah, **TAX # H-QLE-37**

Purportedly known as 4400 West State Street #37, 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 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: 08/27/2025

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. UT26769

STATE OF UTAH

: ss.

County of Salt Lake)

The foregoing instrument was acknowledged before me on 08/27/2025,
by Jessica Oliveri as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the Successor Trustee.



ELIJULITH G TROTTER

Notary Public

State of Utah

Commission No. 734450

My Commission Expires Dec 1, 2027

Remotely Notarized with audio/video via
Simplifile

Notary Public

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder
08/27/2025 03:47:15 PM Fee \$40.00 By SCALLEY
READING BATES HANSEN & RASMUSSEN, P.C.

Electronically Recorded For

Marlon L. Bates
SCALLEY READING BATES
HANSEN & RASMUSSEN, P.C.
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. 20193-468F
Parcel No. T-142-B

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Marlon L. Bates, trustee, that a default has occurred under the Revolving Credit Deed of Trust executed by Raymond R. Ebert and Elizabeth H. Ebert, as trustor(s), in which Chartway Federal Credit Union is named as beneficiary, and Marlon L. Bates is appointed trustee, and filed for record on December 16, 2016, and recorded as Entry No. 20160047851, 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 April 25, 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 27 day of August, 2025.


Marlon L. Bates, trustee

STATE OF UTAH

COUNTY OF SALT LAKE

)
: ss
)

The foregoing instrument was acknowledged before me this 27 day of August, 2025, by Marlon L. Bates, trustee.


NOTARY PUBLIC

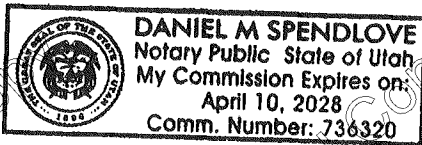


EXHIBIT "A"

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH $89^{\circ}28'09''$ EAST ALONG THE $1/4$ SECTION LINE 1322.47 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, (SE $1/4$ NW $1/4$) OF SAID SECTION 11; THENCE NORTH $00^{\circ}12'59''$ WEST ALONG THE $1/16$ TH SECTION LINE 177.97 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH $67^{\circ}47'34''$ WEST 4.03 FEET TO AN EXISTING FENCE; THENCE NORTH $1^{\circ}19'37''$ WEST 37.39 FEET; THENCE NORTH $46^{\circ}25'19''$ WEST 91.33 FEET; THENCE NORTH $69^{\circ}39'19''$ EAST 440.06; THENCE SOUTH $18^{\circ}22'46''$ EAST 97.00 FEET; THENCE SOUTH $66^{\circ}47'34''$ WEST 405.26 FEET TO THE TRUE POINT OF BEGINNING.

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder
08/29/2025 03:01:12 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. UTAH04-6992

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 JUNE 25, 2021, and executed by BRANDINA VEATER GLENN, A SINGLE WOMAN, as Trustor(s), to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, its successors and assigns, as Beneficiary, and FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, which Trust Deed was recorded on JUNE 28, 2021, as Entry No. 20210044663, in the Official Records of WASHINGTON County, State of Utah, describing land therein situated in WASHINGTON County, Utah, and more particularly as follows:

ALL OF LOT 6-D, RIVER BEND ESTATES SUBDIVISION, PLAT A, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.
LESS AND EXCEPTING THEREFROM THE WEST 48.67 FEET THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6-D, RIVER BEND ESTATES PLAT "A", A PLAT OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, AND RUNNING THENCE SOUTH 89°24'55" WEST 91.79 FEET; THENCE SOUTH 00°33'40" EAST 85.02 FEET TO THE SOUTH LINE OF SAID LOT; THENCE NORTH 89°26'20" EAST 72.00 FEET TO A POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.48 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°44'32" WEST 65.00 FEET TO THE POINT OF BEGINNING.

MAKE: MADISON MANUFACTURE — USED

MODEL: UNKNOWN

YEAR: 1982

VIN: 10838RB6T52MCA

WIDTH x LENGTH: 56 X 36

HUD LABEL NUMBER(S): CAL236214; CAL236215; CAL236216

SG-RBE-A-6-D

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.

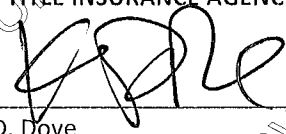
Pursuant to the directions of the current Beneficiary of the Trust Deed, LINCOLN TITLE INSURANCE AGENCY, as the Successor Trustee, hereby elects to sell the property or cause the property to be sold, pursuant to the provisions of the Trust Deed and the laws of the State of Utah, to satisfy the obligations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

SEE ATTACHED ACKNOWLEDGMENT

DATED: August 29, 2025

LINCOLN TITLE INSURANCE AGENCY

By:

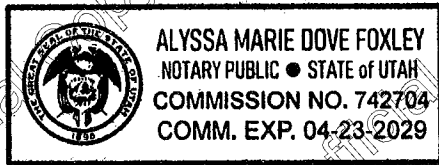


Kenyon D. Dove
Its: Authorized Agent

STATE OF UTAH

COUNTY OF WEBER

On August 29, 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 2

Gary Christensen Washington County Recorder
09/02/2025 08:15:41 AM Fee \$40.00 By ORANGE
TITLE INSURANCE AGENCY

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.: 138079-UT

APN: SG-EL-1-B-26

NOTICE IS HEREBY GIVEN THAT MARY ANN KABIR AND AHMAD KHALID, AS JOINT TENANTS as Trustor, INFINITY TITLE INSURANCE AGENCY, LLC as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FIRST COLONY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 11/3/2023 and recorded on 11/6/2023, as Instrument No. 20230033282, in the official records of Washington County, Utah, covering the following described real property situated in said County and State, to-wit:

ALL OF LOT TWENTY-SIX (26), EAGLE'S LANDING NO. 1-B SUBDIVISION, A SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

The obligation included a Note for the principal sum of \$679,297.00.

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 1/1/2025 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. 138079-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

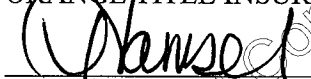
Phone: (800) 500-8757

Fax: (801) 285-0964

Hours: Monday-Friday 9a.m.-5p.m.

DATED: AUG 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 AUG 29 2025 before me, Anhara Verduzco-Alejo, 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)