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Description Summary					Add All to My Images
Notice of Default 00838624	B: 1730 P: 1083, ... 09/25/2025 04:56:04 PM	A-0528-0531-0001	From: ORANGE TITLE INSURANCE AGENCY INC	To: DALLEY JUSTIN WEBB/KIMBERLY ANN, DALLEY KIMBERLY ANN	Subd: PARAGONAH BLK 03 Plat: C000
	Related: COM AT NW COR BLK 3, PLAT C, PARAGONAH TOWN SURVEY; S 49....				View Image Add to My Images
Notice of Default 00838826	B: 1731 P: 305, ... 09/30/2025 04:22:12 PM	D-0456-0480-0001	From: ORANGE TITLE INSURANCE AGENCY INC	To: LEWIS JADEVYONNA MISHELE/DEVIN ERIC J/T, LEWIS DEVIN ERIC J/T	Subd: CEDAR VALLEY ACRES BLK CG Lot: 6
	Related: LOT 6, BLK CG, CEDAR VALLEY ACRES.				View Image Add to My Images

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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.: 140390-UT

APN: A-0528-0531-0001

NOTICE IS HEREBY GIVEN THAT JUSTIN WEBB DALLEY AND KIMBERLY ANN DALLEY as Trustor, TITLE GUARANTEE as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR RANLIFE, INC., ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 3/6/2014 and recorded on 3/10/2014, as Instrument No. 00654646 in Book 1285 Page 1661 the subject Deed of Trust was modified by Loan Modification recorded on 12/04/2017 as Instrument 00706728, Book 1395, Page 1878, and later was modified by Loan Modification recorded on 03/09/2020 as Instrument 00741412, Book 1477, Page 20., in the official records of Iron County, Utah, covering the following described real property situated in said County and State, to-wit:

COMMENCING AT THE NORTHWEST CORNER, BLOCK 3, PLAT "C", PARAGONAH TOWN SURVEY, AND RUNNING THENCE SOUTH 49 1/2 FEET; THENCE EAST 198 FEET; THENCE NORTH 49 1/2 FEET; THENCE WEST 198 FEET TO THE POINT OF BEGINNING.

The obligation included a Note for the principal sum of \$118,487.00.

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 2/1/2025 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

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. 140390-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: SEP 2 5 2025

ORANGE TITLE INSURANCE AGENCY, INC.


Alison Arrendale, Authorized Agent

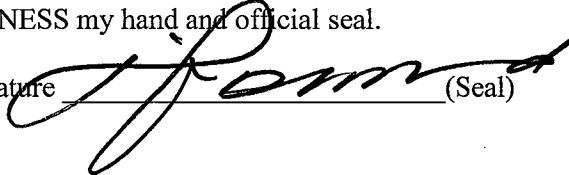
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

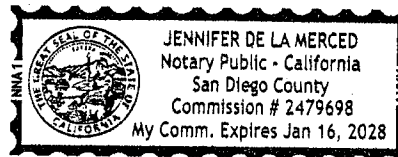
State of California } ss.
County of San Diego }

On SEP 2 5 2025 before me, Jennifer De La Merced, Notary Public, personally appeared Alison Arrendale 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)



00838624 B: 1730 P: 1084

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.: 137992-UT

APN: D-0456-0480-0001

NOTICE IS HEREBY GIVEN THAT JADEVYONNA MISHELE LEWIS AND DEVIN ERIC LEWIS, WIFE AND HUSBAND, AS JOINT TENANTS as Trustor, PAUL M. HALLIDAY, JR. HALLIDAY & WATKINS, P.C. as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 12/30/2024 and recorded on 12/30/2024, as Instrument No. 00827543 in Book 1700 Page 1550, in the official records of Iron County, Utah, covering the following described real property situated in said County and State, to-wit:

LOT 6, BLOCK CG, CEDAR VALLEY ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE IRON COUNTY RECORDER'S OFFICE.

The obligation included a Note for the principal sum of \$351,024.00.

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 3/1/2025 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

By reason of such default, UNITED WHOLESALE MORTGAGE, 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. 137992-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: SEP 30 2025

ORANGE TITLE INSURANCE AGENCY, INC.

Alison Arrendale
Alison Arrendale, 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 SEP 30 2025 before me, Jennifer De La Merced, Notary Public, personally appeared Alison Arrendale 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)



00838826 B: 1731 P: 306