

Document Summary Report by Date

Start Date	
End Date	

Doc Number Book Page	KOI RecordingDate Document Date Mailback Date	Recording Fee Consideration	Related Entry To	Recorded For Return To
20250033827	Notice of Default 10/01/2025 04:29:13 PM 10/01/2025	\$40.00	20220016002	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
	BATES MARLON L		BRYANT HEATHER MARIE BRYANT MICHAEL LEE	
	E-CVS-23	Subdivision: CLOVE (E) Lot: 23		
20250034605	Notice of Default 10/08/2025 08:25:18 AM 09/12/2025	\$40.00	20250007748	SKOUSEN & ASSOCIATES SKOUSEN & ASSOCIATES 10808 S RIVER FRONT PKWY STE 310 SOUTH JORDAN, UT 84095
	MOSS BRENNAN H		REDSTONE AT CANAAN LLC	
	AV-1348-A	S: 3 T: 43S R: 11W N1/2 NW1/4 SEC 3 T43S R11W		
20250034606	Notice of Default 10/08/2025 08:25:33 AM 09/12/2025	\$40.00	20250004957	SKOUSEN & ASSOCIATES SKOUSEN & ASSOCIATES 10808 S RIVER FRONT PKWY STE 310 SOUTH JORDAN, UT 84095
	MOSS BRENNAN H		TRU SOUTH LLC	
	AV-1319-A	S: 19 T: 42S R: 11W BEGINNING AT A POINT WHICH IS SITUATED N. 0°05'51" W. ALONG THE SECTION LINE 660.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 89°59'43" W. 660.00 FEET, THENCE S. 89°59'26" W. 153.23 FEET, THENCE S. 55°59'06" W. 483.63 FEET, THENCE S. 42°42'45" E. 430.00 FEET, THENCE S. 89°58'49" W. 69.96 FEET, THENCE N. 42°38'01" W. 483.79 FEET, THENCE N. 30°10'41" W. 70.01 FEET TO A FOUND REBAR, THENCE N. 17°02'24" W. 561.71 FEET TO A FOUND REBAR, THENCE N. 9°55'52" W. 115.11 FEET TO A FOUND REBAR, THENCE N. 7°37'41" E. 381.13 FEET TO A FOUND REBAR, THENCE N. 53°32'10" W. 491.06 FEET TO A FOUND REBAR, THENCE N. 0°03'06" E. 204.20 FEET TO A FOUND REBAR, THENCE N. 71°35'39" E. 1981.88 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 19, THENCE S. 0°05'51" E. ALONG THE SECTION LINE 1979.95 FEET TO THE POINT OF BEGINNING.		
	ROW/ EASE			
20250034720	Notice of Default 10/08/2025 03:01:31 PM 10/08/2025	\$40.00	20210020687	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		ESTEPP KIMBERLI JEAN	
	SG-FWS-C-35	Subdivision: FLEETWOOD SQUARE CONDO C AMD (SG) Unit: 35		
20250034869	Notice of Default 10/09/2025 02:17:03 PM 10/08/2025	\$40.00	20060044237	JENKINS BAGLEY SPERRY, PLLC JENKINS BAGLEY SPERRY, PLLC 285 W TABERNACLE ST STE 301 ST GEORGE, UT 84770
	JENKINS BAGLEY SPERRY		LOVERIDGE SHARON L TRUSTEE 147 SOUTH TRUST DATED SEPTEMBER 14 2010	

Document Summary Report by Date

SG-DESH-9		Subdivision: DESERT SHADOWS (SG) Lot: 9		
20250034873	Notice of Default 10/09/2025 02:19:46 PM 10/08/2025	\$40.00	00275793	JENKINS BAGLEY SPERRY, PLLC JENKINS BAGLEY SPERRY, PLLC 285 W TABERNACLE ST STE 301 ST GEORGE, UT 84770
JENKINS BAGLEY SPERRY		ESTEPP KIMBERLI JEAN		
SG-FWS-C-35		Subdivision: FLEETWOOD SQUARE CONDO C AMD (SG) Unit: 35		
20250034962	Notice of Default 10/10/2025 11:11:50 AM 10/09/2025	\$40.00	00907297	JENKINS BAGLEY SPERRY, PLLC JENKINS BAGLEY SPERRY, PLLC 285 W TABERNACLE ST STE 301 ST GEORGE, UT 84770
JENKINS BRUCE C		MERRIAM JOAN		
W-DEMS-42		Subdivision: DESERT MEADOWS (W) Lot: 42		
20250035256	Notice of Default 10/14/2025 12:28:08 PM 10/10/2025	\$40.00	20140036092	SERVICELINK TITLE AGENCY INC. SERVICELINK TITLE AGENCY INC. 320 COMMERCE STE 100 IRVINE, CA 92602-1363
ORANGE TITLE INSURANCE AGENCY INC		HAWKER MARSHALL R		
I-SE-B-31		Subdivision: SUNSET EST B (I) Lot: 31		
20250035264	Notice of Default 10/14/2025 12:57:16 PM 10/14/2025	\$40.00	20220047118	PREMIUM TITLE TSG PREMIUM TITLE TSG 7730 MARKET CENTER AVE STE 100 EL PASO, TX 79912-8424
ORANGE TITLE INSURANCE AGENCY INC		FRANC RION WEBB VINCENT		
SG-VILG-1-B-25		Subdivision: VILLAGE 1-B AMD (SG) Lot: 25		
20250035511	Notice of Default 10/15/2025 02:50:28 PM 10/15/2025	\$40.00	20240004380	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		MORENO JUAN CARLOS		
SG-WCYN-1-105		Subdivision: WHITE CANYON 1 (SG) Lot: 105		

Notice of Default Page 1 of 1

Gary Christensen Washington County Recorder
10/01/2025 04:29:13 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. 20193-477F
Parcel No. E-CVS-23

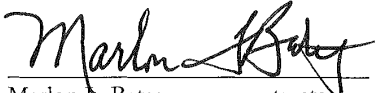
NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Marlon L. Bates, trustee, that a default has occurred under the Revolving Credit Deed of Trust executed by Heather Marie Bryant and Michael Lee Bryant, 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 March 21, 2022, and recorded as Entry No. 20220016002, Records of Washington County, Utah.

LOT TWENTY-THREE (23), CLOVE SUBDIVISION, 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 May 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.

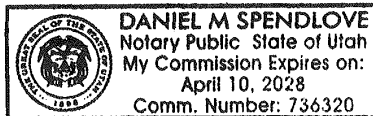
DATED this 1st day of October, 2025.


Marlon L. Bates, : trustee

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 1st day of October, 2025, by Marlon L. Bates, trustee.


NOTARY PUBLIC



Notice of Default Page 1 of 2
Gary Christensen Washington County Recorder
10/08/2025 08:25:18 AM Fee \$40.00 By SKOUSEN
& ASSOCIATES

WHEN RECORDED, MAIL TO:

Brennan H. Moss, Successor Trustee
Parkinson Benson Potter
2750 Rasmussen Rd., Ste. H-107
Park City, Utah 84098

(Space above for County Recorder's use)

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN:

Pursuant to Utah Code Ann. § 57-1-24 and under that certain Trust Deed executed between **Redstone at Canaan LLC**, as TRUSTOR, and **Adda, LLC** as BENEFICIARY, dated December 30, 2024, and recorded in Washington County, Utah on March 10, 2025, as Entry No. 20250007748. Default has occurred under the obligations secured by said Trust Deed. BENEFICIARY has elected, and does hereby elect, to cause the Trust Deed to be foreclosed and the property therein described to be sold. This foreclosure is made pursuant to and is secured by that certain Trust Deed dated December 30, 2024, and all collateral described therein.

Legal Description:

All of the North 1/2 of the Northwest 1/4 of Section 3, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

Tax ID No.: AV-1348-A

The default consists of the failure to pay the indebtedness as and when due. As of the date hereof, the unpaid balance, including principal, interest, fees, and other charges, is declared immediately due and payable.

YOU ARE HEREBY NOTIFIED by reason of such default, the Trustee does hereby declare all sums secured by the Deed of Trust immediately due and payable and elects to cause the Trust Property to be sold, pursuant to the Deed of Trust and the laws of the State of Utah, to satisfy the Obligations.

DATED this 12th day of September 2025.


Brennan H. Moss, Trustee

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 7 day of October ~~September~~ 2025, by
Brennan H. Moss.


Notary Public
My Commission Expires: 4/4/29



Notice of Default Page 1 of 3

Gary Christensen Washington County Recorder

10/08/2025 08:25:33 AM Fee \$40.00 By SKOUSEN
& ASSOCIATES

WHEN RECORDED, MAIL TO:

Brennan H. Moss, Successor Trustee
Parkinson Benson Potter
2750 Rasmussen Rd., Ste. H-107
Park City, Utah 84098

(Space above for County Recorder's use)

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN:

Pursuant to Utah Code Ann. § 57-1-24 and under that certain Trust Deed executed between **Tru South LLC**, as TRUSTOR, and **Adda, LLC** as BENEFICIARY, dated December 23, 2024, and recorded in Washington County, Utah on February 13, 2025, as Entry No. 20250004957. Default has occurred under the obligations secured by said Trust Deed. BENEFICIARY has elected, and does hereby elect, to cause the Trust Deed to be foreclosed and the property therein described to be sold. This foreclosure is made pursuant to and is secured by that certain Trust Deed dated December 23, 2025, and all collateral described therein.

Legal Description:

Parcel 1:

BEGINNING AT A POINT WHICH IS SITUATED N. 0°05'51" W ALONG THE SECTION LINE 660.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 89°59'43" W 660.00 FEET, THENCE S. 89°59'26" W 153.23 FEET, THENCE S. 55°59'06" W 483.63 FEET, THENCE S. 42°42'45" E. 430.00 FEET, THENCE S. 89°58'49" W 69.96 FEET, THENCE N. 42°38'01" W 483.79 FEET, THENCE N. 30°10'41" W 70.01 FEET TO A FOUND REBAR, THENCE N. 17°02'24" W 561.71 FEET TO A FOUND REBAR, THENCE N. 9°55'52" W 115.11 FEET TO A FOUND REBAR, THENCE N. 7°37'41" E. 381.13 FEET TO A FOUND REBAR, THENCE N. 53°32'10" W 491.06 FEET TO A FOUND REBAR, THENCE N. 0°03'06" E. 204.20 FEET TO A FOUND REBAR, THENCE N. 71°35'39" E. 1981.88 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 19, THENCE S. 0°05'51" E. ALONG THE SECTION LINE 1979.95 FEET TO THE POINT OF BEGINNING.

Parcel 2:

A 50.0 foot wide road way and utility easement being 25.0 feet on either side of the following described centerline, the sidelines of which shall be extended or trimmed back as necessary to eliminate any and all overlaps and/or gaps at the beginning, end, and along its entire outer boundary with itself and/or other identified boundaries; Commencing at the

South East corner of Section 19 , Township 42 South, Range 11 West, SLB&M and running thence South 89° 59' 23" West 562.67 feet along the section line to the center line of Rome Way a publicly dedicated road way situated in the Apple Valley Ranch Subdivision Phase II according to the official plat thereof on file in the office of the Washington County Recorder, State of Utah said point is the TRUE POINT OF BEGINNING OF THE CENTERLINE DESCRIPTION, running thence from THE TRUE POINT OF BEGINNING North 37° 00' 54" West 18.84 feet to the point of a 453.647 foot radius curve to the left; thence along the arc of said curve through a central angle of 16° 14' 33" a distance of 128.602 feet to the point of a 550.00 foot radius reverse curve to the right; running thence along the arc of said curve through a central angle of 19° 14' 33" a distance of 184. 716 feet; thence North 34 ° 00' 54" West 392.36 feet to the point of a 150.0 foot radius curve to the right; running thence along the arc of said curve through a central angle of 37° 18' 13" a distance of 97.66 feet; thence North 03°17'19" East 90.76' to the point of a 150.0 foot radius curve to the left; thence along the arc of said curve through a central angle of 25° 09' 33" a distance of 65.866 to the center of an intersection; thence from the intersection South 68° 07' 46" West 162.75 feet to the point of a 150 foot radius curve to the right; running thence along the arc of said curve through a central angle of 97° 01' 35" a distance of 254.01 feet; thence North 14° 50' 39" West 134.81 feet to the point of a 150.0 foot radius curve to the right; running thence along the arc of said curve through a central angle of 03° 31' 39" a distance of 9.23 feet; thence North 01 ° 09' 00" West 101.40 feet to the point of a 150 foot radius curve to the left; thence along the arc of said curve through a central angle of 17° 28' 32" a distance of 45.75; thence North 28° 47' 32" West 119.17 feet to the point of a 300.0 foot radius curve to the right; thence along the arc of said curve through a central angle of 33° 53' 35" a distance of 177.46 feet to the point of a 150.0 foot radius reverse curve to the left; thence along the arc of said curve through a central angle of 185° 12' 49" a distance of 484.89 feet thence South 00° 06' 46" East 514.06 feet to the point of a 340.96 foot radius curve to the left; thence along the arc of said curve through a central angle of 36° 29' 08" a distance of 217.12; thence South 36° 35' 54" East 143.62 feet to the point of a 514.21 foot radius curve to the right; running thence along the arc of said curve through a central angle of 36° 35' 17" a distance 328.37 feet; thence South 00° 00' 37" East 48.21 feet more or less to a point where this 50.0 foot wide easement has joined into Cartland drive a road located within APPLE VALLEY RANCH SUBDIVISION, GOOSEBERRY UNIT I a subdivision according to the official plat thereof on file in the office of the Washington County Recorders office, State of Utah.

Also there is a 15.0 foot wide utility easement which is in addition to and which runs along the westerly side of the 50.0 foot easement just described this easement would run from the north end of said Rome Way roadway northerly along the westerly side of the 50.0 foot wide easement and would continue northerly to the intersection above described and then would continue along the left side of the road easement all the way to where the road easement connects into Cart Land drive as above described.

Tax ID No.: AV-1319-A

The default consists of the failure to pay the indebtedness as and when due. As of the date hereof, the unpaid balance, including principal, interest, fees, and other charges, is declared immediately due and payable.

YOU ARE HEREBY NOTIFIED by reason of such default, the Trustee does hereby declare all sums secured by the Deed of Trust immediately due and payable and elects to cause the Trust Property to be sold, pursuant to the Deed of Trust and the laws of the State of Utah, to satisfy the Obligations.

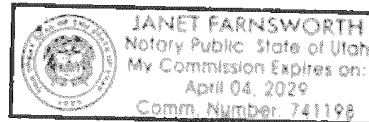
DATED this 12th day of September 2025.


Brennan H. Moss, Trustee

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 7th day of October ~~September~~ 2025, by Brennan H. Moss.


Notary Public
My Commission Expires: 4/4/29



Notice of Default Page 1 of 2
Gary Christensen Washington County Recorder
10/08/2025 03:01:31 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. UT27124

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 19, 2021, and executed by Kimberli Jean Estepp, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Academy Mortgage Corporation, its successors and assigns as Beneficiary, but Nationstar Mortgage LLC being the present Beneficiary, in which Infinity Title Insurance Agency LLC was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on March 24, 2021, as Entry No. 20210020687, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

LOT 35, CONTAINED WITHIN THE FLEETWOOD SQUARE CONDOMINIUMS AMENDED PLAT "C", A CONDOMINIUM PROJECT AS THE SAME AS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN WASHINGTON COUNTY, (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON MAY 09, 1985 IN WASHINGTON COUNTY, AS ENTRY NO. 275793 IN BOOK 376 AT PAGE 403 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED). TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECTS COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES. **TAX # SG-FWS-C-35**

Purportedly known as 1050 East 500 South, Unit 35, 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: 10/08/2025.

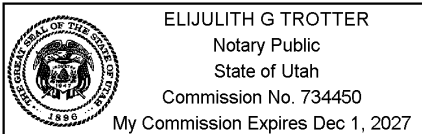
HALLIDAY, WATKINS & MANN, P.C.:

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. UT27124

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

The foregoing instrument was acknowledged before me on 10/08/2025,
by Jessica Oliveri as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the Successor Trustee.



Remotely Notarized with audio/video via
Simplifile

Elijulith G Trotter
Notary Public

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder

10/09/2025 02:17:03 PM Fee \$40.00 By JENKINS

BAGLEY SPERRY, PLLC

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

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

NOTICE IS HEREBY GIVEN by Bruce C. Jenkins, a member of the Utah State Bar and the Trustee appointed by Desert Shadows Owners Association ("Association"), that a default has occurred under that certain Protective Covenants of Desert Shadows Subdivision ("Declaration"), in the official records of the Washington County Recorder, State of Utah, recorded on September 25, 2006, as Document Id. 20060044237, and any amendments thereto, concerning real property reputed to be owned by **Sharon L. Loveridge, Trustee of The 147 South Trust dated September 14, 2010 ("Owner")**, covering real property located at 1407 E 2420 S Cir ("Property"), and more particularly described as follows:

Lot 9, DESERT SHADOWS, according to the official plat thereof on file and of record in the office of the Washington County Recorder.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

TOGETHER WITH all improvements and appurtenances thereunto belonging.

PARCEL NUMBER: SG-DESH-9.

Said Declaration obligates the reputed Owner for assessments and such Owner is delinquent in the payment of such assessments. A Notice of Delinquent Assessments and Continuing Lien and Request for Notice ("Lien") was recorded on July 25, 2025, as Doc ID. 20250025391. A breach of, and default in, the obligations for which the Property is security has occurred in that payment and monthly assessments have not been made when due and there is a delinquency, together with any accruing assessments, late fees, attorney fees, interest, costs, expenses which have accrued and are hereafter accruing and incurred in enforcing the terms of the Declaration and Lien.

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

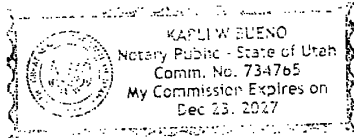
DATED this 8th day of October 2025.

JENKINS BAGLEY SPERRY, PLLC

Bruce C. Jenkins
Bruce C. Jenkins, Trustee

STATE OF UTAH)
: ss.
County of Washington)

On the 8th day of October, 2025, personally appeared before me Bruce C. Jenkins, the signer of the above instrument, whose identity is known to me, who duly acknowledged before me that he executed the same.



Kapli W. Bueno
Notary Public

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

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

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

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder

10/09/2025 02:19:46 PM Fee \$40.00 By JENKINS

BAGLEY SPERRY, PLLC

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

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

NOTICE IS HEREBY GIVEN by Bruce C. Jenkins, a member of the Utah State Bar and the Trustee appointed by Fleetwood Square Homeowners Association, Inc. ("Association"), that a default has occurred under that certain Declaration of Condominium of Fleetwood Square Condominiums ("Declaration"), in the official records of the Washington County Recorder, State of Utah, recorded on May 9, 1985, as Entry No. 275793, and any amendments thereto, concerning real property reputed to be owned by **Kimberli Jean Estepp, a Single Woman ("Owner")**, covering real property located at 1050 E 500 S St #35 ("Property"), and more particularly described as follows:

Lot 35, Contained within the Fleetwood Square Condominiums Amended Plat "C", a Condominium Project as the same is identified in the Record of Survey Map Recorded in Washington County, (As said Record of Survey Map may have heretofore been amended or supplements) and in the Declaration Recorded on May 09, 1985 in Washington County, as Entry No. 275793 in Book 376 at Pag 403 (as said Declaration may have heretofore been amended or supplemented).

Together with the appurtenant undivided interest in said Project's Common Areas as established in said Declaration and allowing for periodic alteration both in the magnitude of said undivided interest and in the composition of the common areas and facilities to which said interest relates.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2021 and thereafter.

PARCEL NUMBER: SG-FWS-C-35.

Said Declaration obligates the reputed Owner for assessments and such Owner is delinquent in the payment of such assessments. A Homeowner Association Notice of Lien ("Lien") was recorded on April 21, 2025, as Document Id 20250013528. A breach of, and default in, the obligations for which the Property is security has occurred in that payment and monthly assessments have not been made when due and there is a delinquency, together with any accruing assessments, late fees, attorney fees, interest, costs, expenses which have accrued and are hereafter

P

By reason of said default, the Association has designated Bruce C. Jenkins as Trustee by an Appointment of Trustee duly recorded in accordance with the applicable provisions of the laws of the State of Utah and has delivered to said Trustee the Declaration and all documents evidencing obligations secured thereby and has elected, and does hereby elect: (1) to declare all sums thereby immediately due and payable including any costs, assessments, expenses and fees incurred in

enforcing the terms of the Declaration; and (2) to cause the Property to be sold by said Trustee to satisfy the obligations secured by the Declaration and as permitted by Utah Code § 57-8a-301, et. Seq., plus all other amounts as shall hereafter become due.

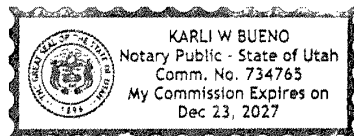
DATED this 8th day of October 2025.

JENKINS BAGLEY SPERRY, PLLC

Bruce C. Jenkins
Bruce C. Jenkins, Trustee

STATE OF UTAH)
 : ss.
County of Washington)

On the 8th day of October, 2025, personally appeared before me Bruce C. Jenkins, the signer of the above instrument, whose identity is known to me, who duly acknowledged before me that he executed the same.



Karli W. Bueno
Notary Public

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

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

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

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder

10/10/2025 11:11:50 AM Fee \$40.00 By JENKINS

BAGLEY SPERRY, PLLC

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

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

NOTICE IS HEREBY GIVEN by Bruce C. Jenkins, a member of the Utah State Bar and the Trustee appointed by Desert Meadows Owners Association ("Association"), that a default has occurred under that certain Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for Desert Meadows Subdivision ("Declaration"), in the official records of the Washington County Recorder, State of Utah, recorded on October 22, 2004, as 00907297, and any amendments thereto, concerning real property reputed to be owned by **Joan Merriam ("Owner")**, covering real property located at 776 E Mojave Dr ("Property"), and more particularly described as follows:

All of Lot 42, Desert Meadows Subdivision, according to the Official Plat thereof on file in the Office of the Recorder of Washington County, State of Utah.

Subject to easements, restriction and rights of way appearing of record or enforceable in law and equity and general property taxes for the year and thereafter.

Together with all improvements and appurtenances thereunto belonging.

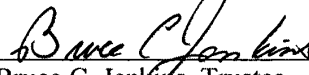
PARCEL NUMBER: W-DEMS-42.

Said Declaration obligates the reputed Owner for assessments and such Owner is delinquent in the payment of such assessments. A Notice of Delinquent Assessments and Continuing Lien and Request for Notice ("Lien") was recorded on August 6, 2025, as Document ID. 20250026897. A breach of, and default in, the obligations for which the Property is security has occurred in that payment and monthly assessments have not been made when due and there is a delinquency, together with any accruing assessments, late fees, attorney fees, interest, costs, expenses which have accrued and are hereafter accruing and incurred in enforcing the terms of the Declaration and Lien.

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

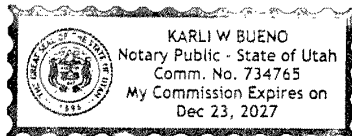
DATED this 9th day of October 2025.

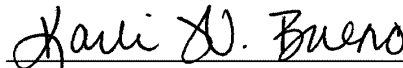
JENKINS BAGLEY SPERRY, PLLC


Bruce C. Jenkins, Trustee

STATE OF UTAH)
 : ss.
County of Washington)

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




Notary Public

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

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

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

Notice of Default Page 1 of 2
Gary Christensen Washington County Recorder
10/14/2025 12:28:08 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.: 140565-UT

APN: I-SE-B-31

NOTICE IS HEREBY GIVEN THAT MARSHALL R. HAWKER, SINGLE MAN as Trustor, SOUTHERN UTAH TITLE as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 11/24/2014 and recorded on 11/25/2014, as Instrument No. 20140036092, in the official records of Washington County, Utah, covering the following described real property situated in said County and State, to-wit:

LOT THIRTY-ONE (31), SUNSET ESTATES PLAT "B", ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

The obligation included a Note for the principal sum of \$161,326.00.

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 5/1/2025 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. 140565-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: OCT 10 2025

ORANGE TITLE INSURANCE AGENCY, INC.

Hamsa Uchi
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 OCT 10 2025 before me, Jennifer De La Merced, Notary Public, personally appeared HAMSA UCHI who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of said State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jennifer De La Merced (Seal)



Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder

10/14/2025 12:57:16 PM Fee \$40.00 By PREMIUM
TITLE 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.: 140317-UT

APN: SG-VILG-1-B-25

NOTICE IS HEREBY GIVEN THAT RION FRANC, A SINGLE WOMAN AND VINCENT WEBB, A SINGLE MAN as Trustor, ADAMS BANK AND TRUST, A NEBRASKA CORPORATION as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ADAMS BANK AND TRUST, ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 10/19/2022 and recorded on 10/19/2022, as Instrument No. 20220047118, in the official records of Washington County, Utah, covering the following described real property situated in said County and State, to-wit:

LOT 25, THE VILLAGE, PHASE 1-B AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE

The obligation included a Note for the principal sum of \$302,640.00.

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, TH MSR HOLDINGS 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.

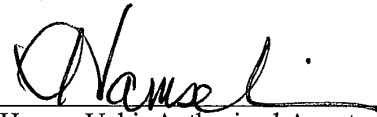
NOTICE OF DEFAULT

T.S. NO. 140317-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.

ORANGE TITLE INSURANCE AGENCY, INC.

DATED: OCT 09 2025



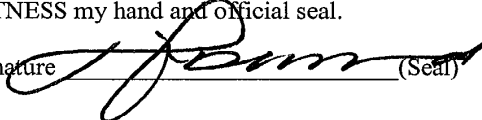
Hamsa Uchi, Authorized Agent

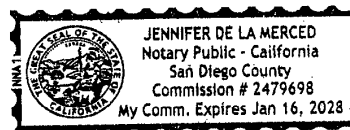
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California } ss.
County of San Diego }

On OCT 09 2025 before me, Jennifer De La Merced, Notary Public, personally appeared HAMSA UCHI who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of said State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Notice of Default Page 1 of 2
Gary Christensen Washington County Recorder
10/15/2025 02:50:28 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. UT27176

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 February 12, 2024, and executed by Juan Carlos Moreno, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Rocket Mortgage, LLC, its successors and assigns as Beneficiary, but Citibank, N.A., not in its individual capacity, but solely as Trustee on behalf of GCAT 2024-INV3 Trust being the present Beneficiary, in which Amrock Utah, LLC was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on February 13, 2024, as Entry No. 20240004380, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

Lot 105, 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-1-105**

Purportedly known as 5949 South White Trails Drive, Saint George, UT 84790 (the undersigned disclaims liability for any error in the address).

That the default which has occurred is the breach of obligations under the Trust Deed and Note which includes the failure of the 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: 10/15/2025.

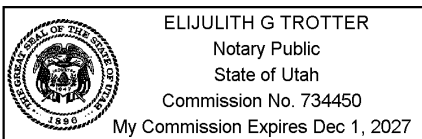
HALLIDAY, WATKINS & MANN, P.C.:

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. UT27176

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

The foregoing instrument was acknowledged before me on 10/15/2025,
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

Elija Trotter

Notary Public