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Description	Summary	Add All to My Images
<a href="#">Notice of Default</a> <a href="#">00845184</a>	B: 1749 P: <b>A-0840-0005-0019</b> <b>From:</b> HALLIDAY WATKINS & MANN P C <b>To:</b> DRIEVER KATHLEEN Subd: WESTERN L/RUSSELL J , DRIEVER HOMESTEAD BLK 05 RUSSELL J Lot: 19 <b>03/05/2026 02:51:07 PM</b> Related: ALL LOT 19, BLK 5, WESTERN HOMESTEAD SUBDIVISION.	<a href="#">View Image</a> <a href="#">Add to My Images</a>
<a href="#">Notice of Default</a> <a href="#">00845326</a>	B: 1749 P: <b>C-0127-0013-0000</b> <b>From:</b> HALLIDAY WATKINS & MANN P C <b>To:</b> RICE CHESTER W, S 15 T 33S R 8W RICE CHESTER WAYNE, RICE PATRICIA I, RICE PATRICIA IRENE <b>03/09/2026 04:14:06 PM</b> Related: E1/2NW1/4NE1/4 SEC 15,T33S,R8W, SLM. TOG W/ EASE FOR ING/...	<a href="#">View Image</a> <a href="#">Add to My Images</a>

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**00845184 B: 1749 P: 730**

B: 1749 P: 730 Fee \$40.00

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

03/05/2026 02:51:07 PM 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. UT21209

**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 9, 2005, and executed by Kathleen L. Driever and Russell J. Driever, as Trustors, in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Home Loan Corporation, its successors and assigns as Beneficiary, but U.S. Bank Trust National Association, as Trustee for BKPL-EG 2025-RPL2 Series Trust being the present Beneficiary, in which Cedar Land Title was named as Trustee. The Trust Deed was recorded in Iron County, Utah, on September 12, 2005, as Entry No. 00511512, in Book 00992, at Page 00549-00566, and re-recorded on September 19, 2005, as Entry No. 00512017, in Book 00993, at Page 00730-00747, of Official Records, all relating to and describing the real property situated in Iron County, Utah, particularly described as follows:

All of Lot 19, Block 5, Western Homestead, according to the official plat thereof on file in the office of the Iron County Recorder. **TAX # A-0840-0005-0019**

Purportedly known as 4767 North Marshall Trail, a/k/a 4767 North Marshal Trail, Enoch, UT 84721 (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: 03/05/2026


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. UT21209

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

The foregoing instrument was acknowledged before me on 03/05/2026,  
by Jessica Oliveri as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the Successor  
Trustee.

 BRENDA LABRUM  
Notary Public  
State of Utah  
Commission No. 733117  
My Commission Expires Sep 16, 2027

Brenda Labrum  
Notary Public

Remotely Notarized with audio/video via  
Simplifile

AFTER RECORDING RETURN TO:

Halliday, Watkins & Mann, P.C.

376 East 400 South, Suite 300

Salt Lake City, UT 84111

File No. UT21954

**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 26, 1999, and executed by Chester W. Rice aka Chester Wayne Rice and Patricia I. Rice aka Patricia Irene Rice, as Trustors, in favor of Greenpoint Credit Corp. as Beneficiary, but U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2021-GS2 being the present Beneficiary, in which Southern Utah Title Company of Cedar City was named as Trustee. The Trust Deed was recorded in Iron County, Utah, on April 28, 1999, as Entry No. 00407427, in Book 00678, at Page 00728-00739, of Official Records, all relating to and describing the real property situated in Iron County, Utah, particularly described as follows:

The East half of the Northwest Quarter of the Northeast Quarter of Section 15, Township 33 South, Range 8 West, Salt Lake Base and Meridian.

Excepting and reserving therefrom 50% of all coal and other minerals together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Together with an Easement for ingress and egress over the North 2 rods of that portion of the Southeast Quarter of Section 16, Township 33 South, Range 8 West, Salt Lake Base and Meridian, lying East of Interstate Highway 15, also the North 2 rods to the Northwest Quarter of the Southwest Quarter and the North 2 rods of the West 2 rods of the Northeast Quarter of the Southwest Quarter of Section 15, Township 33 South, Range 8 West, Salt Lake Base and Meridian.

Subject to and together with a 33.0 foot Easement for ingress and egress, the centerline of which is described as follows:

Beginning at a point 16.5 feet North from the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 15, Township 33 South, Range 8 West, Salt Lake Base and Meridian; thence East, parallel to the Quarter section line, 1,320.0 feet, more or less, to a point 16.5 feet North of the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 15; thence North along the Quarter section line, 1,303.5 feet, more or less, to the Southwest Quarter of the Northwest Quarter of the Northeast Quarter of said Section 15; thence East along the Quarter section line, 3,960.0 feet, more or less, to the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 14, Township 33 South, Range 8 West, Salt Lake Base and Meridian, the point of ending.

Subject to and together with an Easement for ingress and egress over the West 16.5 feet of the above described property.  
**TAX # C-0127-0013-0000**

Purportedly known as 1369 East 2900 North, Paragonah, UT 84760 (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: 03/09/2026

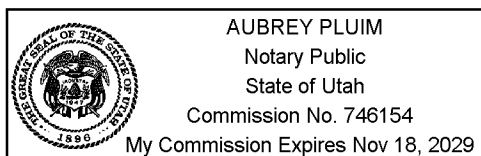
HALLIDAY, WATKINS & MANN, P.C.:

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. UT21954

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

The foregoing instrument was acknowledged before me on 03/09/2026,  
by Jessica Oliveri as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the Successor Trustee.



Aubrey Pluim

Notary Public

Remotely Notarized with audio/video via Simplifile