

# Document Summary Report by Date

Start Date	
End Date	

Doc Number Book Page	KOI	Recording Fee Consideration	Related Entry	Recorded For Return To
	RecordingDate Document Date Mailback Date		To	
From		To		
Parcel		Legal		
20260010872	Notice of Default 03/23/2026 02:16:22 PM 03/23/2026	\$40.00	20200018176	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		LEWIS DEVEN LEE LEWIS DARRYL JAMES	
L-3-1-6-242	S: 6 T: 41S R: 13W BEGINNING AT A POINT SOUTH 89°36'48" EAST 460 FEET ALONG THE CENTER SECTION LINE FROM THE CENTER QUARTER CORNER OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN (WASHINGTON COUNTY BRASS CAP - 1974); AND RUNNING THENCE SOUTH 89°36'48" EAST 130 FEET TO THE NORTHERLY BOUNDARY LINE OF THE HAMILTON LAND & LIVESTOCK, LTD PROPERTY DESCRIBED ON DOCUMENT #897813; THENCE SOUTH 16°32'43" WEST 511.48 FEET ALONG SAID NORTHERLY BOUNDARY LINE; THENCE NORTH 89°23'09" WEST 59.80 FEET; THENCE NORTH 08°44'42" EAST 496.31 FEET TO THE POB.  SUBJECT TO THE SILVER REEF ROAD RIGHT OF WAY.			
20260011023	Notice of Default 03/24/2026 10:12:29 AM 03/23/2026	\$40.00	20250011284	TREE FORT TITLE TREE FORT TITLE 2160 EAST 4500 SOUTH #4 HOLLADAY, UT 84117
	BRINGHURST MICHAEL		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.			
	W/ EASES			
AV-1319-B	LESS: TANK SITE PARCEL: BEGINNING AT A POINT WHICH LIES 548.72 FEET NORTH AND 1054.34 FEET WEST FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WEST 180.00 FEET; THENCE NORTH 180.00 FEET; THENCE EAST 180.00 FEET; THENCE SOUTH 180.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING,			
AV-1319-C				
AV-1319-D				
AV-1319-E				
AV-1319-F				
20260011268	Notice of Default 03/25/2026 12:54:04 PM 03/24/2026	\$40.00	20240022147	SERVICELINK TITLE AGENCY INC. SERVICELINK TITLE AGENCY INC. 320 COMMERCE STE 100 IRVINE, CA 92602-1363
	ORANGE TITLE INSURANCE AGENCY INC		MISTRY RAKESH	
	SG-FORR-4-462 Subdivision: FOREMASTER RIDGE 4 AMD (SG) Lot: 462			

## 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			
20260011476	Notice of Default 03/26/2026 03:01:50 PM 03/26/2026	\$40.00	20230014369	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		COPPINGER KIRK PATRICK		
SG-ESLE-3-309 Subdivision: ESCAPES AT THE LEDGES 3 (SG) Lot: 309				
20260011724	Notice of Default 03/27/2026 04:30:45 PM 03/25/2026	\$40.00	20100021284	JENKINS BAGLEY SPERRY, PLLC JENKINS BAGLEY SPERRY, PLLC 285 W TABERNACLE ST STE 301 ST GEORGE, UT 84770
JENKINS BRUCE C		BRUSCH BENJAMIN TYLER BRUSCH NICOLE		
W-TREA-2-35 Subdivision: TREASURE VALLEY 2 (W) Lot: 35				
20260011892	Notice of Default 03/30/2026 01:04:45 PM 03/30/2026	\$40.00	20240018745	SMITH KNOWLES PC SMITH KNOWLES PC 2225 WASHINGTON BLVD., STE. 200 OGDEN, UT 84401
LINCOLN TITLE INSURANCE AGENCY		WARWICK JEREMIAH		
W-WSS-7 Subdivision: WARM SPRINGS (W) Lot: 7				
20260012417	Notice of Default 03/31/2026 04:13:32 PM 03/31/2026	\$40.00	00759602	MILLER HARRISON LLC MILLER HARRISON LLC 5292 SO COLLEGE DR SUITE 304 MURRAY, UT 84123
CORAL CANYON MASTER RESIDENTIAL OWNERS ASSOCIATION		KUYKENDALL ANDREW I KUYKENDALL MINDY A		
W-CRLC-1-320- Subdivision: CORAL CANYON 1 (W) Lot: 320 CC				

Notice of Default Page 1 of 2  
Gary Christensen Washington County Recorder  
03/23/2026 02:16:22 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. UT28015

**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 9, 2020, and executed by Deven Lee Lewis and Darryl James Lewis, as Trustors, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Academy Mortgage Corporation, its successors and assigns as Beneficiary, but Carrington Mortgage Services LLC being the present Beneficiary, in which Stewart Title (Houston) was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on April 14, 2020, as Entry No. 20200018176, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

Beginning at a point South 89°36'48" East 460.00 feet along the center section line from the center quarter corner of Section 6, Township 41 South, Range 13 West, Salt Lake Base and Meridian (Washington County brass cap - 1974); and running thence South 89°36'48" East 130.00 feet to the Northerly Boundary Line of the Hamilton Land & Livestock, Ltd. Property described on document #897813; thence South 16°32'43" West 511.48 feet along said northerly boundary line; thence North 89°23'09" West 59.80 feet; thence North 08°44'42" East 496.31 feet to the point of beginning.

Subject to the Silver Reef Road right of way.

Situate in Washington county, State of Utah. **TAX # L-3-1-6-242**

Purportedly known as 401 West Silver Hills Road, Leeds, UT 84746 (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 entire unpaid principal balance together with all accrued interest which became due in full upon the last surviving Trustor's death on October 18, 2025. 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: 03/23/2026

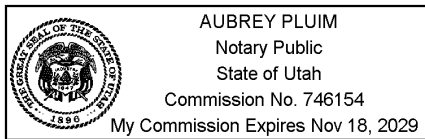
HALLIDAY, WATKINS & MANN, P.C.:

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. UT28015

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

The foregoing instrument was acknowledged before me on 03/23/2026,  
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

Notice of Default Page 1 of 4  
Gary Christensen Washington County Recorder  
03/24/2026 10:12:29 AM Fee \$40.00 By TREE  
FORT TITLE

After Recording Mail To:  
Michael Bringhurst  
2160 East 4500 South #4  
Holladay, UT 84117

## NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN by Michael Bringhurst, Attorney at Law, a member of the Utah State Bar, as Substitute Trustee under a Trust Deed executed on April 2, 2025, by Tru South, LLC, a Utah limited liability company, as Trustor, to secure a certain obligation held in favor of MDQ Management, LLS a Utah limited liability company, as Beneficiary, and recorded April 4, 2025 as Entry No. 20250011284 of the official records of the Washington County Recorder, which Trust Deed was subsequently assigned to Twain Land Partners LLC a Missouri limited liability company, on August 2, 2205 as entry number 20250026482 of the official records and is described as follows:

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: (AV-1319-A, AV-1319-B, AV-1319-C, AV-1319-D, AV-1319-E & AV-1319-F)

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 A 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 IA 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 CARTLAND DRIVE AS ABOVE DESCRIBED.

Parcel 3: (AV-1319-C)

A ROAD WAY EASEMENT OVER THE FOLLOWING DESCRIBED CIRCULAR PLOT OF LAND; COMMENCING AT THE SOUTH EAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°59'23" WEST 1833.75 FEET; THENCE NORTH 00°00'37" WEST 1422.62 FEET TO THE TRUE POINT OF BEGINNING SAID POINT ALSO BEING THE CENTER OF 50.0 FOOT RADIUS CIRCLE; RUNNING THENCE FROM THE TRUE POINT OF BEGINNING 50 FEET IN ALL DIRECTIONS.

LESS:

Tank Site Parcel:

BEGINNING AT A POINT WHICH LIES 548.72 FEET NORTH AND 1054.34 FEET WEST FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WEST 180.00 FEET; THENCE NORTH 180.00 FEET; THENCE EAST 180.00 FEET; THENCE SOUTH 180.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING,

Waterline and Access Easement A (Across Parcel AV-1319-A):

AN EASEMENT FOR INGRESS, EGRESS AND THE INSTALLATION, OPERATION AND MAINTENANCE, OF A WATER LINE, AND OTHER UTILITIES BEING 30 FEET IN WIDTH, OR 15 FEET EITHER SIDE OF THE INSTALLED WATER LINE, THE PROPOSED CENTERLINE OF SAID WATERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF PARCEL AV-1319-D, SAID POINT ALSO LIES 568.56 FEET NORTH AND 971.52 FEET WEST FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 32°36'51" WEST 30.34 FEET; THENCE 48.55 FEET ALONG A 139.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS NORTH 22°36'28" WEST 48.30 FEET); THENCE WEST 47.90 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF PARCEL 1, SAID POINT BEING THE POINT OF TERMINATION.

Tax Serial No.: AV-1319-A

Said obligation includes a Note for the principal sum of the Trust Deed of \$1,500,000.00.

Whereas, breach of, and default in the obligation for which such Trust Deed is security has occurred in that the timely payments and principal and interest have not been made as required by the Note secured by said Trust Deed.

By reason of such default, Twain Land Partners LLC, a Missouri limited liability company, as Beneficiary, does hereby declare all sums under such Trust Deed Note immediately due and payable, and Michael Bringhurst, Attorney at Law, as substitute Trustee, has elected pursuant to Utah Code Section 57-1-23, to sell or cause to be sold the Trust Property to satisfy the obligation.


DATED this 23 day of March 2026.



Michael Bringhurst, Attorney at Law, Substitute Trustee

STATE OF UTAH            )  
:ss  
COUNTY OF SALT LAKE )

On the 23 day of March 2026, personally appeared before me Michael Bringhurst, Attorney at Law, as substitute Trustee, the signer of the within instrument, who duly acknowledged to me that he executed the same.

  
\_\_\_\_\_  
Notary Public

Notice of Default Page 1 of 2  
Gary Christensen Washington County Recorder  
03/25/2026 12:54:04 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.: 147262-UT

APN: SG-FORR-4-462

NOTICE IS HEREBY GIVEN THAT RAKESH MISTRY, SOLE OWNER as Trustor, INFINITY TITLE INSURANCE AGENCY LLC as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR DIRECT RATE HOME LOANS, INC, ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 7/11/2024 and recorded on 7/15/2024, as Instrument No. 20240022147, in the official records of Washington County, Utah, covering the following described real property situated in said County and State, to-wit:

LOT 462, FOREMASTER RIDGE, PHASE 4, AMENDED, 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 \$707,400.00.  
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 7/1/2025 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. 147262-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: MAR 24 2026

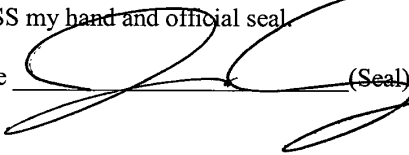
ORANGE TITLE INSURANCE AGENCY, INC.

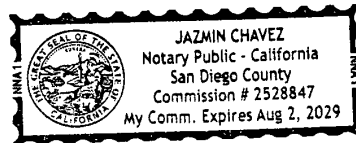
  
\_\_\_\_\_  
Hamsa Uchi, Authorized Agent

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 MAR 24 2026 before me, Jazmin Chavez, 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  
03/26/2026 03:01:50 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. UT27014

**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 May 16, 2023, and executed by Kirk Patrick Coppinger, 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 Rocket Mortgage, LLC s/b/m to Nationstar Mortgage LLC 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 May 18, 2023, as Entry No. 20230014369, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

Lot 309, Escapes at the Ledges - Phase 3, according to the official plat thereof, on file in the office of the recorder of Washington County, State of Utah. **TAX # SG-ESLE-3-309**

Purportedly known as 5031 North Escapes Drive, 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: 03/26/2026


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. UT27014

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

The foregoing instrument was acknowledged before me on 03/26/2026,  
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  
State of Utah  
Commission No. 746154  
My Commission Expires Nov 18, 2029

Remotely Notarized with audio/video via  
Simplifile

Aubrey Plum  
Notary Public

Notice of Default Page 1 of 2  
Gary Christensen Washington County Recorder  
03/27/2026 04:30:45 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

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**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 Treasure Valley Homeowners Association (“Association”), that a default has occurred under that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions and reservation of Easements for Treasure Valley (“Declaration”), in the official records of the Washington County Recorder, State of Utah, recorded on June 29, 2010, as Document No. 20100021284, and any amendments thereto, concerning real property reputed to be owned by **Benjamin Tyler Brusch and Nicole Brusch, Husband and Wife as joint tennants (“Owner”)**, covering real property located at 171 E Gold Bullion Way (“Property”), and more particularly described as follows:

Lot 35, Treasure Valley, Phase 2, according to the official plat thereof, on file and of record in the WASHINGTON County Recorder's Office.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2019 taxes and thereafter.

TOGETHER WITH all improvements and appurtenances thereunto belonging.

PARCEL NUMBER: W-TREA-2-35.

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 October 16, 2025, as Document ID 20250035624. 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.

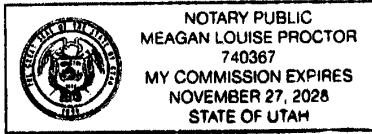
DATED this 25<sup>th</sup> day of March 2026.

JENKINS BAGLEY SPERRY, PLLC

Bruce C. Jenkins  
Bruce C. Jenkins, Trustee

STATE OF UTAH )  
 : ss.  
County of Washington )

On the 25<sup>th</sup> day of March, 2026, 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.



[Signature]  
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 1  
Gary Christensen Washington County Recorder  
03/30/2026 01:04:45 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. UTAH04-7343

**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 13, 2024, and executed by JEREMIAH WARWICK, as Trustor(s), to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR PLAINS COMMERCE BANK, its successors and assigns, as Beneficiary, and METRO NATIONAL TITLE, as Trustee, which Trust Deed was recorded on JUNE 13, 2024, as Entry No. 20240018745, in the Official Records of WASHINGTON County, State of Utah, describing land therein situated in WASHINGTON County, Utah, and more particularly as follows:

LOT 7, WARM SPRINGS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.

W-WSS-7

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: March 30, 2026

LINCOLN TITLE INSURANCE AGENCY

By:



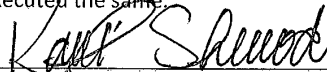
Kenyon D. Dove

Its: Authorized Agent

STATE OF UTAH

COUNTY OF WEBER

On March 30, 2026, 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 1  
Gary Christensen Washington County Recorder  
03/31/2026 04:13:32 PM Fee \$40.00 By MILLER  
HARRISON LLC

WHEN RECORDED, RETURN TO:  
**MILLER HARRISON LLC**  
5292 South College Drive, Suite 304  
Murray, Utah 84123  
801-692-0799

**NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN THAT the Coral Canyon Master Residential Owners Association (the "Association") is the beneficiary under the Amended and Restated Residential Declaration of Covenants, Conditions, and Restrictions for Coral Canyon recorded on April 3, 2002 as Entry No. 00759602 (the "Declaration"), which is recorded as record notice and perfection of the lien upon those certain lands and premises owned by Andrew I Kuykendall and Mindy A Kuykendall located at 3537 E Sweetwater Springs Drive, Washington, UT 84780, lying in Washington County, Utah and further described as follows:

Legal Description: Subdivision: CORAL CANYON 1 (W) Lot: 320  
Parcel ID #: W-CRLC-1-320-CC

A breach of the Owner's obligations has occurred, as provided in the Amended and Restated Residential Declaration of Covenants, Conditions, and Restrictions for Coral Canyon, as amended (the "Declaration"), which obligations are secured by the above-described property, and the Owner has defaulted and failed to make payment. The Association has elected, pursuant to the terms of the Declaration and other applicable law, to declare the Owner's entire amount of unpaid common area maintenance fees, interest, and late fees, attorney's fees, and costs of collection and foreclosure to be immediately due and payable. By pursuing its rights of nonjudicial foreclosure under this Notice of Default, the Association is not attempting to, nor will the Association collect through nonjudicial foreclosure, any fine which may have accrued as part of the Association's continuing lien as precluded in Utah Code §§ 57-8a-303 and 57-8-46, whether included in the notice of lien or not. The Association further hereby gives notice that the above-described real property shall be sold to satisfy the aforesated obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs of collection and further accruing common area maintenance fees and penalties.

In accordance with Utah Code Ann. §57-1-26(3)(b), a copy of this notice is being sent to the owner(s) of the above property. This notice reflects a debt against the property and is not an attempt to collect a debt from the owner(s), to the extent he/she/they have discharged personal liability through bankruptcy proceedings.

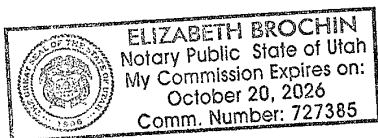
DATE FILED: March 31, 2026.

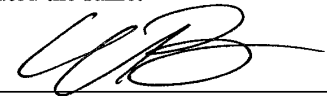
Coral Canyon Master Residential Owners  
Association

STATE OF UTAH )  
 ) ss  
COUNTY OF SALT LAKE )

  
Peter H. Harrison, *Attorney-in-Fact*

On March 31, 2026, personally appeared before me Peter H. Harrison, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



  
Notary Public