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Description	Summary					<u>Add All to My Images</u>
<b>Notice of Default</b> 00847036	B: 1755 P: 291, ... <b>04/16/2026</b> <b>08:48:10 AM</b> Related:	<b>B-2015-0034-0000</b>	<b>From:</b> ORANGE TITLE INSURANCE AGENCY INC	<b>To:</b> JENSON KATELIN/JOHN J/T, JENSON JOHN J/T	Subd: CEDAR RESERVE PUD UNIT B Unit: 34	View ImageAdd to My Images
<b>Notice of Default</b> 00847067	B: 1755 P: 509 <b>04/16/2026</b> <b>01:04:40 PM</b> Related:	<b>B-1958-0016-000C</b>	<b>From:</b> LINCOLN TITLE INSURANCE AGENCY	<b>To:</b> HUNERLACH CHELSEA BREANNE, BROADBENT CHANDLER SHAW	Subd: CEDARBEND TOWNHOMES P U D PHASE 5 BLDG 16 Unit: C	View ImageAdd to My Images
<b>Notice of Default</b> 00847951	B: 1757 P: 1055 <b>05/04/2026</b> <b>12:35:32 PM</b> Related:	<b>B-1474-0007-0000</b>	<b>From:</b> LINCOLN TITLE INSURANCE AGENCY	<b>To:</b> MAXWELL WILLIAM TANNERJ/T, NICHOLS KATHRYN JOANN J/T	Subd: MEADOWBROOK Lot: 7	View ImageAdd to My Images

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**00847036 B: 1755 P: 291**

B: 1755 P: 291 Fee \$40.00

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

04/16/2026 08:48:10 AM By: ORANGE TITLE INSURANCE AGENCY

WHEN RECORDED RETURN TO:

ORANGE TITLE INSURANCE AGENCY, INC.

374 East 720 South

Orem, Utah 84058

Phone: (800) 500-8757

## NOTICE OF DEFAULT

T.S. NO.: 148709-UT

APN: B-2015-0034-0000

NOTICE IS HEREBY GIVEN THAT KATELIN JENSON AND JOHN JENSON, WIFE AND HUSBAND as Trustor, MOUNTAIN VIEW TITLE & ESCROW INC as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 4/18/2022 and recorded on 4/19/2022, as Instrument No. 00790032 in Book 1605 Page 614, in the official records of Iron County, Utah, covering the following described real property situated in said County and State, to-wit:

ALL OF LOT 34, CEDAR RESERVE P.U.D., UNIT "B", ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE IRON COUNTY RECORDER, STATE OF UTAH.

TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN AND TO THE COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT AS MORE PARTICULARLY DESCRIBED IN SAID DECLARATION (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

The obligation included a Note for the principal sum of \$287,397.00.

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 11/1/2025 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. 148709-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: APR 14 2026

ORANGE TITLE INSURANCE AGENCY, INC.



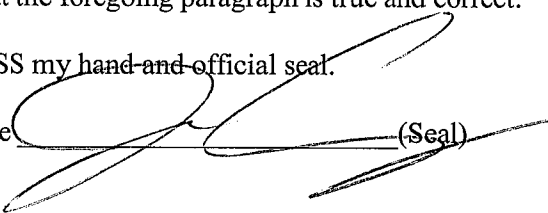
Hamsa Uchi, Authorized Agent

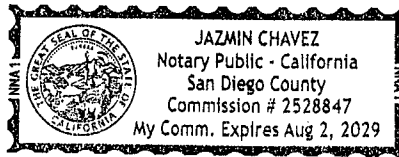
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of **California** } ss.  
County of **San Diego** }

On APR 14 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)



**00847067 B: 1755 P: 509**

B: 1755 P: 509 Fee \$40.00  
Carri R. Jeffries, Iron County Recorder - Page 1 of 1  
04/16/2026 01:04:40 PM 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. UTAH04-7379

**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 NOVEMBER 20, 2023, and executed by CHELSEA BREANNE HUNERLACH, AN UNMARRIED WOMAN, AND CHANDLER SHAW BROADBENT, AN UNMARRIED MAN, AS JOINT TENANTS, as Trustor(s), to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR NEW AMERICAN FUNDING, LLC, its successors and assigns, as Beneficiary, and OLD REPUBLIC NATIONAL TITLE INS CO/OLD REPUBLIC TITLE COMPANY, as Trustee, which Trust Deed was recorded on NOVEMBER 21, 2023, as Entry No. 00812208, in Book 1660, at Page 1613, in the Official Records of IRON County, State of Utah, describing land therein situated in IRON County, Utah, and more particularly as follows:

UNIT C, BUILDING 16, CEDARBEND TOWNHOMES, P.U.D., PHASE 5, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER, STATE OF UTAH.

TOGETHER WITH: (A) THE EXCLUSIVE RIGHT TO USE AND ENJOY EACH OF THE LIMITED COMMON AREAS WHICH IS APPURTENANT TO SAID LOT, AND (B) THE NON-EXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREAS AND FACILITIES INCLUDED IN SAID PROJECT (AS SAID PROJECT MAY HEREAFTER BE EXPANDED) IN ACCORDANCE WITH THE AFORESAID DECLARATION AND SURVEY MAP (AS SAID DECLARATION AND/OR CONDITIONS, COVENANTS AND RESTRICTIONS, AND MAP MAY HEREAFTER BE AMENDED OF SUPPLEMENTED).

B-1958-0016-000C

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: April 16, 2026

**LINCOLN TITLE INSURANCE AGENCY**

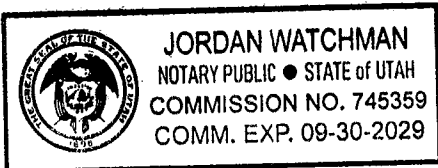
By: 

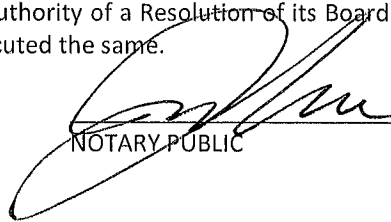
Kenyon D. Dove  
Its: Authorized Agent

STATE OF UTAH

COUNTY OF WEBER

On April 16, 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

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. UTAH04-7388

**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 APRIL 28, 2022, and executed by WILLIAM TANNER MAXWELL AND KATHRYN JOANN NICHOLS, HUSBAND AND WIFE, AS JOINT TENANTS, as Trustor(s), to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR GUILD MORTGAGE COMPNAY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, its successors and assigns, as Beneficiary, and FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, which Trust Deed was recorded on APRIL 28, 2022, as Entry No. 00790583, in Book 1606, at Page 1149, in the Official Records of IRON County, State of Utah, describing land therein situated in IRON County, Utah, and more particularly as follows:

ALL OF LOT SEVEN (7), MEADOWBROOK PLANNED UNIT DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF IRON COUNTY, STATE OF UTAH. TAX ACCOUNT NO.: 370624

B-1474-0007-0000

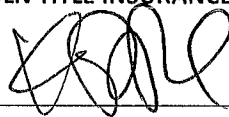
A breach of the obligation in the form of a Trust Deed Note ("Note") for which the trust property was conveyed as security has occurred, in that payments required by the Note have not been paid, plus all amounts which hereafter become due and payable, including any additional payments, interest, late 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: May 4, 2026

**LINCOLN TITLE INSURANCE AGENCY**

By:



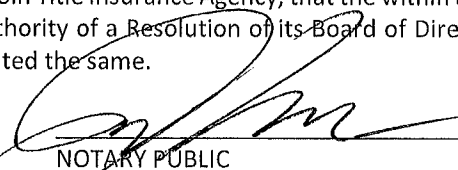
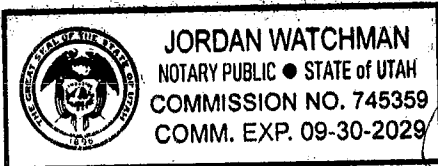
Kenyon D. Dove

Its: Authorized Agent

STATE OF UTAH

COUNTY OF WEBER

On May 4, 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