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You searched for: RecordingDateID >= Fri May 01 00:00:00 MDT 2026 and <= Fri May 15 00:00:00 MDT 2026 and Document Types Searched Over=Notice of Default

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Description	Summary				<u>Add All to My Images</u>
Notice of Default 00847951	B: 1757 P: 1055 B-1474-0007-0000 05/04/2026 12:35:32 PM Related:	From: LINCOLN TITLE INSURANCE AGENCY	To: MAXWELL WILLIAM TANNERJ/T, NICHOLS KATHRYN JOANN J/T	Subd: MEADOWBROOK Lot: 7	View ImageAdd to My Images
LOT 7, MEADOWBROOK SUBDIVISION, P.U.D.					
Notice of Default 00848480	B: 1759 P: 170, ... A-0974-0130-0000 05/15/2026 10:46:55 AM Related:	From: BECKSTROM STEVEN W TRUSTEE, LEAVITT GROUP ENTERPRISES INC	To: ALLEN RYAN JOHN/TERRY J , ALLEN TERRY J	Subd: IRON MOUNTAIN SUBDIVISION PHASE 6 Lot: 130	View ImageAdd to My Images
LOT 130, IRON MOUNTAIN SUBDIVISION, PHASE 6.					
Notice of Default 00848498	B: 1759 P: 292, ... B-1872-0050-0000 05/15/2026 01:01:24 PM Related:	From: ORANGE TITLE INSURANCE AGENCY ICN	To: DURFEE BETSEY	Subd: EAGLE RIDGE AT SOUTH MOUNTAIN PHASE 1 Lot: 50	View ImageAdd to My Images
LOT 50, EAGLE RIDGE AT SOUTH MOUNTAIN, PHASE 1.					
Workflow Status: Document Not Verified					

3 items found, displaying all items.1

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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

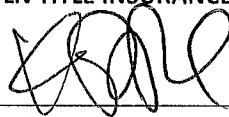
A breach of the obligation in the form of a Trust Deed Note ("Note") for which the trust property was conveyed as security has occurred, in that payments required by the Note have not been paid, plus all amounts which hereafter become due and payable, including any additional payments, interest, late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



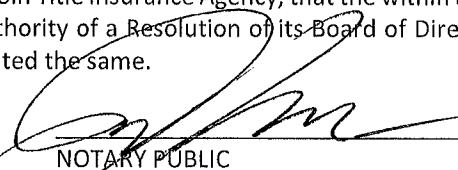
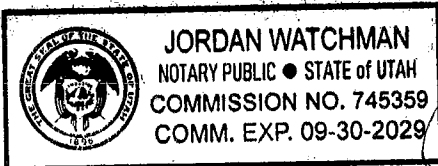
Kenyon D. Dove

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


When Recorded Mail to:

Steven W. Beckstrom, Esq.
LEAVITT GROUP ENTERPRISES, INC.
136 West University Blvd.
Cedar City, Utah 84720

APN#: A-0974-0130-0000

00848480

B: 1759 P: 170 Fee \$45.00
Carri R. Jeffries, Iron County Recorder Page 1 of 2
05/15/2026 10:46:55 AM By LEAVITT GROUP ENTERPRISES IN



NOTICE OF DEFAULT AND ELECTION TO SELL

On November 21, 2024, Ryan John Allen and Terry J. Allen, as Trustors, executed and delivered to STEVEN W. BECKSTROM, as Trustee, and LEAVITT GROUP ENTERPRISES, INC., as Beneficiary, a certain Trust Deed to secure the performance by Trustors of their obligations under a Promissory Note (hereinafter "Note"). The Trust Deed was recorded on December 5, 2024, as Document No. 00826684, at Book 1698, Pages 809 through 815, in the records of Iron County, State of Utah, for that piece of real property purported to be located at 4288 North Gold Dust Trail, Enoch, County of Iron, State of Utah, and more particularly described as follows:

ALL OF LOT 130, IRON MOUNTAIN SUBDIVISION PHASE 6,
ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE
OFFICE OF THE RECORDER OF IRON COUNTY, STATE OF UTAH.

A breach of an obligation for which the trust property was conveyed as security has occurred, and the Note is presently in default. The payment obligation as set forth in the Note is in default. All delinquent payments, together with all unpaid taxes, insurance and other obligations under the Note are due. Pursuant to the Note and the Trust Deed, the unpaid portion of the Original Principal Balance of Four Million Three Hundred Ten Thousand Dollars and 00/100 Cents (\$4,310,000.00), is accelerated and now due, together with accruing interest, late charges, costs, Trustee's fees and attorney's fees. Accordingly, the Trustee has elected to sell Terry J. Allen's ownership interest in the property described in the Trust Deed, as provided in Title 57, Chapter 1, of the Utah Code Annotated as amended and modified.

By reason of said default, the Beneficiary has designated Steven W. Beckstrom, Attorney at Law, as Trustee duly recorded in accordance with the provisions of the laws of the State of Utah. The Trustee may be contacted at 136 West University Blvd, Cedar City, Utah 84720, or by telephone at (435) 773-7106 during the hours of 8:30 a.m. and 5:30 p.m. Monday through Friday.

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ALL INFORMATION WILL BE USED FOR THAT PURPOSE.

DATED this 13th day of May, 2026.



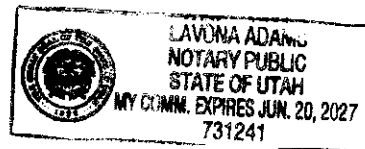
Steven W. Beckstrom

STATE OF UTAH)
 §
IRON COUNTY)

On the 13th day of May, 2026, Steven W. Beckstrom did personally appear before me, a Notary Public in the State and County listed above, and affirmed under oath that the above and foregoing document is true and that he did voluntarily execute the same for the purposes therein stated.



NOTARY PUBLIC



00848480

B: 1759 P: 171 Fee \$45.00
Carri R. Jeffries, Iron County Recorder Page 2 of 2
05/15/2026 10:46:55 AM By LEAVITT GROUP ENTERPRISES IN



00848498 B: 1759 P: 292

B: 1759 P: 292 Fee \$45.00

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

05/15/2026 01:01:24 PM 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.: 149922-UT

APN: B-1872-0050-0000

NOTICE IS HEREBY GIVEN THAT BETSEY DURFEE, A MARRIED WOMAN as Trustor, SECURITY ESCROW & TITLE INSURANCE AGENCY, LLC as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CITYWIDE HOME LOANS A UTAH CORPORATION, ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 3/7/2014 and recorded on 3/7/2014, as Instrument No. 00654220 in Book 1285 Page 1138, 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 50, EAGLE RIDGE AT SOUTH MOUNTAIN, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER, STATE OF UTAH.

The obligation included a Note for the principal sum of \$317,700.00.

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 1/1/2026 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. 149922-UT

By reason of such default, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR MORGAN STANLEY RESIDENTIAL MORTGAGE LOAN TRUST 2025-RPL1, 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: MAY 13 2026

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 MAY 13 2026 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 *J De La Merced* (Seal)

