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7 items found, displaying all items.1

Description	Summary	Add All to My Images
<p>Notice of Default 20260017015</p>	<p>05/01/2026 12:50:12 PM, Parcel Number: SG-EAHV-1-29 Related: 20250022585 From: ORANGE TITLE INSURANCE AGENCY INC To: CARLOS CARLOTA ANNABELLE, CARLOS ARMANDO Subdivision: ESTATES AT HIDDEN VALLEY 1 (SG) Lot: 29</p>	<p>View ImageAdd to My Images</p>
<p>Notice of Default 20260017077</p>	<p>05/01/2026 03:01:12 PM, Parcel Number: SG-PAV-A-31 Related: 20220036825 From: HALLIDAY WATKINS & MANN PC To: FARNESI MICHAEL L Subdivision: PARADISE VISTAA (SG) Lot: 31</p>	<p>View ImageAdd to My Images</p>
<p>Notice of Default 20260017260</p>	<p>05/04/2026 02:42:44 PM, Parcel Number: AV-2180 Related: 20210051290 From: RICHARDS BRUCE L To: UTAH SOUTH VINEYARDS LLC S: 22 T: 42S R: 12W, S: 23 T: 42S R: 12W BEGINNING AT THE WEST QUARTER CORNER, SECTION 23. TOWNSHI...</p>	<p>View ImageAdd to My Images</p>
<p>Notice of Default 20260017292</p>	<p>05/04/2026 03:49:55 PM, Parcel Number: SG-IWS-2-57 Related: 20220033363 From: HALLIDAY WATKINS & MANN PC To: KUN DELISA C Subdivision: IRONWOOD 2 (SG) Lot: 57</p>	<p>View ImageAdd to My Images</p>
<p>Notice of Default 20260017736</p>	<p>05/06/2026 10:27:12 AM, Parcel Number: H-HLE-1-16 Related: 20250026284, 20220036933 From: HALLIDAY WATKINS & MANN PC To: GRIENER HARLEY Subdivision: HARRISBURG LAKESIDE EST 1 (H) Lot: 16</p>	<p>View ImageAdd to My Images</p>
<p>Notice of Default 20260018180</p>	<p>05/08/2026 02:55:16 PM, Parcel Number: SG-BOU-2-38 Related: 20210039684 From: HALLIDAY WATKINS & MANN PC To: MADDUX BENJAMIN Subdivision: BOULDERS 2 2ND AMD (SG) Lot: 38</p>	<p>View ImageAdd to My Images</p>
<p>Notice of Default 20260018331</p>	<p>05/11/2026 12:38:55 PM, Parcel Number: SG-CRS-2-176 Related: 20160020855, 20200048356, ... From: ORANGE TITLE INSURANCE AGENCY INC To: HALL KEVIN Subdivision: CASTLE ROCK 2 (SG) Lot: 176</p>	<p>View ImageAdd to My Images</p>

7 items found, displaying all items.1

[New Search](#)[Modify Search](#)[Printable Version](#)

Notice of Default Page 1 of 2
Gary Christensen Washington County Recorder
05/01/2026 12:50:12 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.: 147503-UT

APN: SG-EAHV-1-29

NOTICE IS HEREBY GIVEN THAT CARLOTA ANNABELLE CARLOS AND ARMANDO CARLOS, WIFE AND HUSBAND, AS JOINT TENANTS as Trustor, GT TITLE/GRIFFITHS & TURNER as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC., ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 9/13/2018 and recorded on 9/17/2018, as Instrument No. 20180038108 the subject Deed of Trust was modified by Loan Modification recorded on 07/01/2025 as Instrument 20250022585, in the official records of Washington County, Utah, covering the following described real property situated in said County and State, to-wit:

ALL OF LOT TWENTY-NINE (29), ESTATES AT HIDDEN VALLEY PHASE 1, 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 \$265,200.00.

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. 147503-UT

By reason of such default, ROCKET MORTGAGE, 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 29 2026

ORANGE TITLE INSURANCE AGENCY, INC.



Jessica Lopez, 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 29 2026 before me, Arlene Rodriguez Beltran, Notary Public, personally appeared Jessica Lopez 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 Arlene Rodriguez Beltran (Seal)



Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder
05/01/2026 03:01:12 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. UT28365

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 July 23, 2022, and executed by Michael L. Farnesi, as Trustor, in favor of Security Service Federal Credit Union as Beneficiary, in which Elevated Title West LLC was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on July 28, 2022, as Entry No. 20220036825, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

ALL OF LOT 31, PARADISE VISTA PLAT "A", A SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE. TAX # SG-PAV-A-31

Purportedly known as 92 N 2750 E, 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: 05/01/2026

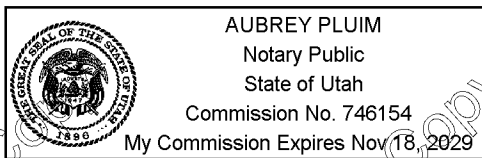
HALLIDAY, WATKINS & MANN, P.C.:

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. UT28365

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

The foregoing instrument was acknowledged before me on 05/01/2026
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

Aubrey Plum
Notary Public

5
3
DOC # 20260017260

Notice of Default Page 1 of 3
Gary Christensen Washington County Recorder
05/04/2026 02:42:44 PM Fee \$ 40.00
By BRUCE L RICHARDS & ASSOCIATES



REQUESTED BY AND
WHEN RECORDED MAIL TO:

Bruce L. Richards & Associates
455 East 500 South, Suite 401
Salt Lake City, UT 84111

NOTICE OF DEFAULT AND ELECTION TO
SELL PROPERTY UNDER DEED OF TRUST

NOTICE IS HEREBY GIVEN that Bruce L. Richards, a member of the Utah State Bar, is Successor Trustee under a Deed of Trust dated June 30, 2021, executed by Utah South Vineyards LLC, Trustor, to secure certain obligations in favor of Goldenwest Federal Credit Union, as Beneficiary, and recorded August 2, 2021, as Entry Number 20210051290, official records of the County Recorder of Washington County, State of Utah. The real property described in said Deed of Trust is located in Washington County, State of Utah, and is more particularly described as follows:

See attached Exhibit A.
#AV-2180.

Said Deed of Trust has been given to secure the performance due under a Promissory Note for the original principal amount of \$345,814.00.

The beneficial interest under said Deed of Trust and the obligations secured thereby are now owned and held by Goldenwest Federal Credit Union.

The trustee maintains a bona fide office in the state meeting the requirements of Subsection 57-1-21(1)(b). The address of the office of the trustee is 455 East 500 South, Suite 401, Salt Lake City, UT 84111. The hours during which the trustee can be contacted regarding the notice of default are 8:30 a.m. to 5:00 p.m., Monday through Friday, with the exception of legal holidays. The trustee may be contacted by telephone during these hours at (801) 972-0307.

Notice is hereby given that the obligation evidenced by the Promissory Note, the performance of which is secured by said Deed of Trust, has been breached and is in default in that the Trustor has failed to pay all sums due and owing. Under the provisions of said Promissory Note and Deed of Trust, the total loan amount is accelerated and now due and owing, together with accruing interest, late charges, costs and attorneys' fees. Goldenwest Federal Credit Union has demanded and does hereby demand repayment of all sums necessary to cure said default, but no such payment has been received from the Trustor.

Accordingly, the undersigned Trustee has elected and does hereby elect to sell or cause the trust property to be sold in accordance with the provisions of Chapter 1 of Title 57 of UT. CODE ANN. 1953, as amended and supplemented, in order to satisfy the obligation secured by the Deed of Trust.

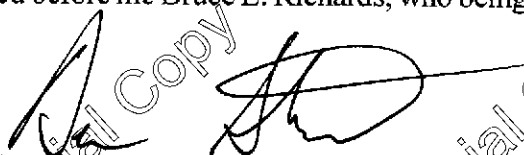
EXECUTED this 29th day of April, 2026.



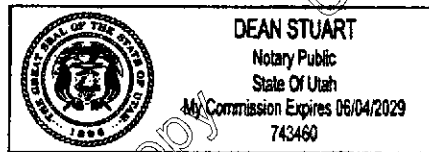
Bruce L. Richards
Successor Trustee
455 East 500 South, Suite 401
Salt Lake City, UT 84111

STATE OF UTAH)
)
) :ss.
COUNTY OF SALT LAKE)

On the 29th day of April, 2026, personally appeared before me Bruce L. Richards, who being by me duly sworn, did say that he executed the same.



Notary Public



**EXHIBIT "A"
LEGAL DESCRIPTION**

BEGINNING AT THE WEST QUARTER CORNER, SECTION 23, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89 DEG 51 MIN 31 SEC EAST ALONG THE CENTER SECTION LINE 585.715 FEET TO A POINT ON A 22,968.30 FOOT NON-TANGENT CURVE TO THE LEFT WITH A RADIUS WHICH BEARS NORTH 13 DEG 14 MIN 48 SEC EAST, POINT ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY SR-59; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY 751.58 FEET THROUGH A CENTRAL ANGLE OF 1 DEG 52 MIN 29.309 SEC TO A POINT ON THE WEST 1/16TH LINE OF SAID SECTION 23, POINT ALSO BEING ON THE WEST BOUNDARY OF A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT #838345, FILED AND ON RECORD AT WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH; THENCE SOUTH 0 DEG 05 MIN 25 SEC EAST ALONG SAID 1/16TH LINE AND SAID WEST BOUNDARY LINE 821.03 FEET; THENCE SOUTH 89 DEG 53 MIN 57 SEC WEST 2639.48 FEET TO THE EAST 1/16TH LINE OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE & MERIDIAN, POINT ALSO BEING ON A PARCEL MORE PARTICULARLY DESCRIBED IN SAID INSTRUMENT #828345; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, NORTH 0 DEG 04 MIN 47 SEC WEST 981.95 FEET TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION 22; THENCE NORTH 89 DEG 53 MIN 30 SEC EAST 1319.59 FEET TO THE POINT OF BEGINNING.

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder
05/04/2026 03:49:55 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. UT28407

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 June 30, 2022, and executed by Delisa C. Kun, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, its successors and assigns as Beneficiary, but Lakeview Loan Servicing, LLC being the present Beneficiary, in which Amrock Utah, LLC was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on June 30, 2022, as Entry No. 20220033363, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

Lot Fifty-Seven (57), IRONWOOD SUBDIVISION - PHASE 2, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah. **TAX # SG-IWS-2-57**

Purportedly known as 2051 W 1900 N, 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: 05/04/2026

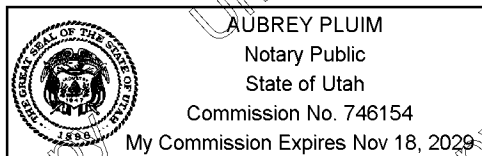
HALLIDAY, WATKINS & MANN, P.C.:

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. UT28407

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

The foregoing instrument was acknowledged before me on 05/04/2026
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 2

Gary Christensen Washington County Recorder
05/06/2026 10:27:12 AM Fee \$45.00 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. UT27375

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 July 28, 2022, and executed by Harley Griener, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Guild Mortgage Company LLC, its successors and assigns as Beneficiary, but Guild Mortgage Company LLC being the present Beneficiary, in which First American Title Insurance Company was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on July 28, 2022, as Entry No. 20220036933, and modified pursuant to the Modification recorded on August 4, 2025, as Entry No. 20250026284, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

LOT 16, HARRISBURG LAKESIDE ESTATES NO. 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, STATE OF UTAH.
TAX # H-HLE-1-16

Purportedly known as 16 Cottonwood Ln, Hurricane, UT 84737 (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: 05/04/2026


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. UT27375

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

The foregoing instrument was acknowledged before me on 05/04/2026,
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

A Plum
Notary Public

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder
05/08/2026 02:55:16 PM Fee \$45.00 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. UT28513

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 June 4, 2021, and executed by Benjamin Maddux, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Caliber Home Loans, Inc, its successors and assigns as Beneficiary, but NewRez LLC d/b/a Shellpoint Mortgage Servicing being the present Beneficiary, in which Mountain View Title & Escrow, Inc. was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on June 7, 2021, as Entry No. 20210039684, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

ALL OF LOT THIRTY-EIGHT (38), THE BOULDERS PHASE 2 SECOND AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH. **TAX # SG-BOU-2-38**

Purportedly known as 1610 Flatrock Rd, 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: 05/08/2026

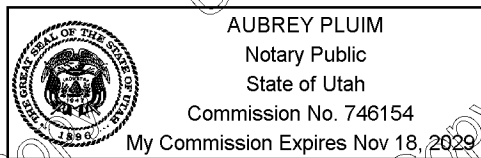
HALLIDAY, WATKINS & MANN, P.C.:

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. UT28513

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

The foregoing instrument was acknowledged before me on 05/08/2026
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

Aubrey Plum
Notary Public

Notice of Default Page 1 of 2
Gary Christensen Washington County Recorder
05/11/2026 12:38:55 PM Fee \$45.00 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.: 149391-UT

APN: SG-CRS-2-176

NOTICE IS HEREBY GIVEN THAT KEVIN HALL, A MARRIED MAN as Trustor, MERIDIAN TITLE COMPANY as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN PACIFIC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 5/31/2016 and recorded on 6/13/2016, as Instrument No. 20160020855 the subject Deed of Trust was modified by Loan Modification recorded on 09/04/2020 as Instrument 20200048356, and later was modified by Loan Modification recorded on 07/12/2022 as Instrument 20220034861, in the official records of Washington County, Utah, covering the following described real property situated in said County and State, to-wit:

LOT 176, CASTLE ROCK SUBDIVISION - PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.

The obligation included a Note for the principal sum of \$500,000.00.

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 10/1/2025 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. 149391-UT

By reason of such default, AMERICAN PACIFIC MORTGAGE CORPORATION, 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 07 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 MAY 07 2026 before me, **Arlene Rodriguez Beltran**, 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)

