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Description	Summary					<u>Add All to My Images</u>
Notice of Default 00848480	B: 1759 P: 170, ... 05/15/2026 10:46:55 AM Related:	A-0974- 0130-0000	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, ... 05/15/2026 01:01:24 PM Related:	B-1872- 0050-0000	From: ORANGE TITLE INSURANCE AGENCY INC	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.						
Notice of Default 00848731	B: 1759 P: 1716, ... 05/21/2026 03:37:10 PM Related:	B-1838- 0001-0001	From: HALLIDAY WATKINS & MANN P C	To: GOMEZ DAVID, GOMEZ ANZALDO REANNA M	Subd: BROOK HAVEN PLACE SUBDIVISION Lot: 1	View ImageAdd to My Images
N1/2 LOT 1, BROOK HAVEN PLACE SUBDIVISION.						

3 items found, displaying all items.1

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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.



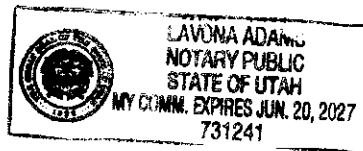
Steven W. Beckstrom

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

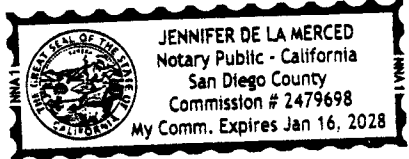
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California } ss.
County of San Diego }

On MAY 13 2026 before me, Jennifer De La Merced , Notary Public, personally appeared HAMSU 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)



00848731 B: 1759 P: 1716

B: 1759 P: 1716 Fee \$45.00

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

05/21/2026 03:37:10 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. UT24901

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 November 29, 2021, and executed by David Gomez and Reanna M. Gomez-Anzaldo, as Trustors, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Financial Network Inc dba: Orion Lending, its successors and assigns as Beneficiary, but Rocket Mortgage, LLC s/b/m to Nationstar Mortgage LLC being the present Beneficiary, in which Mountain View Title and Escrow Inc. was named as Trustee. The Trust Deed was recorded in Iron County, Utah, on November 29, 2021, as Entry No. 00781914, in Book 1584, at Page 950, of Official Records, all relating to and describing the real property situated in Iron County, Utah, particularly described as follows:

North 1/2 Lot 1, Brook Haven Place Subdivision, according to the official plat thereof on file and of record in the Iron County Recorder's Office. **TAX # B-1838-0001-0001**

Purportedly known as 1005 W Brook St, Cedar City, 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: 05/21/2026


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. UT24901

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

The foregoing instrument was acknowledged before me on 05/21/2026,
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

Aubrey Pluim

Notary Public

Remotely Notarized with audio/video via
Simplifile