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

10 items found, displaying all items.1

Description	Summary	Add All to My Images
Notice of Default 20260019514	05/18/2026 04:26:08 PM, Parcel Number: SG-DCR-2A-022, SG-DCR-2A-22 Related: 20240031175 From: ALTAB LAW LC To: CC&A OF UTAH INC Subdivision: DESERT COLOR RESORT 2A 1ST AMD (SG) Lot: 22	View Image Add to My Images
Notice of Default 20260019691	05/19/2026 02:20:28 PM, Parcel Number: SG-FOSS-7AND8-62 Related: 20170024892 From: JENKINS BAGLEY SPERRY PLLC To: 3151 S RELIC RIDGE LLC Subdivision: FOSSIL HILLS TH 7 & 8 (SG) Lot: 62	View Image Add to My Images
Notice of Default 20260019704	05/19/2026 03:17:49 PM, Parcel Number: SG-VDST-1-15 Related: 20240007218 From: HALLIDAY WATKINS & MANN PC To: DEEM JAMES R Subdivision: VISTA DEL SOL TH 1 (SG) Lot: 15	View Image Add to My Images
Notice of Default 20260019765	05/20/2026 08:17:06 AM, Parcel Number: H-DSHR-102 Related: 20220003421 From: HALLIDAY WATKINS & MANN PC To: BANKS RICHARD DOUGLAS Subdivision: DUNES AT SAND HOLLOW RESORT (H) Lot: 102	View Image Add to My Images
Notice of Default 20260020143	05/22/2026 08:35:14 AM, Parcel Number: W-SP&T-2-2 Related: 20210067595 From: ORANGE TITLE INSURANCE AGENCY INC To: HATHENBRUCK WESLEY E Subdivision: SPILKER & THULIN 2 (W) Lot: 2	View Image Add to My Images
Notice of Default 20260020500	05/26/2026 03:26:07 PM, Parcel Number: SG-PCT-2-1 Related: 20200075137 From: HALLIDAY WATKINS & MANN PC To: AVILA HALI Subdivision: PIONEER COTTAGES TH 2 (SG) Lot: 1	View Image Add to My Images
Notice of Default 20260020658	05/27/2026 03:08:24 PM, Parcel Number: SG-AUB-6-4 Related: 20220051604 From: ORANGE TITLE INSURANCE AGENCY INC To: BROWN JUSTIN S Subdivision: AUBURN HILLS 6 (SG) Lot: 4	View Image Add to My Images
Notice of Default 20260020661	05/27/2026 03:18:57 PM, Parcel Number: LV-FFLX-1, LV-FFLX-2, LV-FFLX-3, ... Related: 20260020086, 20240040226 From: SINK JEREMY C To: XPERT ENTERPRISES LLC Subdivision: FIELDS FLEX (LV) Unit: 1, Subdivision: FIELDS FLEX (LV) Unit: 2, Subdivision: FIELDS FLEX (LV) Unit: 3, ...	View Image Add to My Images
Notice of Default 20260020702	05/28/2026 08:08:14 AM, Parcel Number: SG-SDHS-63 Related: 20220007448 From: PREMIUM TITLE INSURANCE AGENCY - UT INC, PREMIUM TITLE To: WEBBER CHARLES T, WEBBER BEVERLY J Subdivision: SEDONA HILLS (SG) Lot: 63	View Image Add to My Images
Notice of Default 20260021109	05/29/2026 02:42:28 PM, Parcel Number: LV-SPG-1-10 Related: 20240017916 From: HALLIDAY WATKINS & MANN PC To: DELGADO MARIO Subdivision: SPANISH GARDENS 1 (LV) Lot: 10	View Image Add to My Images

10 items found, displaying all items.1

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Notice of Default Page 1 of 2
Gary Christensen Washington County Recorder
05/18/2026 04:26:08 PM Fee \$45.00 By 1ST
LIBERTY TITLE LC

ALTA Law, LC
Foreclosure Department
9488 Union Square, Ste 201
Sandy, Utah 84070
Phone (801) 984-0055
Email: legal@altalawut.com
2604018TSG

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN by ALTA Law, LC as successor trustee, that a default has occurred under that certain ALL-INCLUSIVE TRUST DEED WITH ASSIGNMENT OF RENTS executed by CC&A of Utah, Inc. as Trustor, to secure certain obligations in favor of Andrew Brian Holmes, as Beneficiary, and in which Cottonwood Title Insurance Agency, Inc. was named as Trustee (for whom the undersigned has been substituted). The Trust Deed is dated September 30, 2024, and was recorded October 2, 2024, as Entry No. 20240031175 in the office of the County Recorder of Washington County, State of Utah. The real property constituting the collateral under the Trust Deed is located in Washington County, State of Utah, and is more particularly described as follows:

Lot 22, DESERT COLOR RESORT PHASE 2A SUBDIVISION 1ST AMENDED, according to the Official Plat thereof, on file and of record in the Office of the Washington County Recorder, State of Utah.

Parcel No. **SG-DCR-2A-22**

Property address of said property is purported to be: 726 West Olympic Lane, St. George, UT 84790.

Said obligations consist of a Trust Deed and Trust Deed Note ("Note") and loan documents executed by Trustor for the original principal sum of \$1,195,000.00, plus interest.

The default which has occurred is the breach of obligations under Trust Deed and Note which include the failure of the Trustor and subsequent owners, if any, to pay the monthly installment payments commencing with the payment due on or before and each subsequent payment due up to, and including the balloon payment in the amount of \$50,000.00 (not paid) and subsequent payments due October, 2025 and all subsequent monthly payments required under the terms of 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 attorney's fees (including all of the expenses and fees of these foreclosure proceedings).

By reason of such default and pursuant to the directions of the current Beneficiary of the Trust Deed, the Trustee hereby declares all sums secured thereby immediately due and payable and elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. The default may be subject to reinstatement in accordance with the laws of the State of Utah.

THIS IS AN ATTEMPT TO FORECLOSE A SECURITY INSTRUMENT AND COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder
05/19/2026 02:20:28 PM Fee \$45.00 By JENKINS
BAGLEY SPERRY, PLLC

When Recorded Mail To:
Jenkins Bagley Sperry, PLLC
285 W. Tabernacle St., Suite 301
St. George, UT 84770

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DECLARATION
(Delinquent Assessments)

NOTICE IS HEREBY GIVEN by Jenkins Bagley Sperry, PLLC, the Trustee appointed by Fossil Hills Townhomes Home Owner's Association, Inc. ("Association"), that a default has occurred under that certain Declaration of Covenants, Conditions and Restrictions of Fossil Hills Townhomes ("Declaration"), in the official records of the Washington County Recorder, State of Utah, recorded on June 16, 2017, as Document No. 20170024892, and any amendments thereto, concerning real property reputed to be owned by **3151 S Relic Ridge LLC, a Utah limited liability company ("Owner")**, covering real property located at 3151 S Relic Ridge Dr ("Property"), and more particularly described as follows:

Lot Sixty-Two (62), FOSSIL HILLS TOWNHOMES - PHASE 7 & 8, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah. TOGETHER WITH all improvements and appurtenances thereunto belonging.

PARCEL NUMBER: SG-FOSS-7AND8-62.

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 April 2, 2026 as Document ID 20260012767. 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.

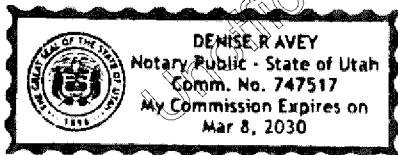
DATED this 19 day of May 2026.

JENKINS BAGLEY SPERRY, PLLC

Shelly M Baur
Shelly M. Baur, Attorney

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

On the 19th day of May, 2026, personally appeared before me Shelly M. Baur, Attorney of the firm Jenkins Bagley Sperry, PLLC, the signer of the above instrument, whose identity is known to me, who duly acknowledged before me that she executed the same.



[Signature]
Notary Public

PURSUANT TO UTAH CODE § 57-1-26(3)(b), THE FOLLOWING INFORMATION IS PROVIDED:

Jenkins Bagley Sperry, PLLC
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 2

Gary Christensen Washington County Recorder
05/19/2026 03:17:49 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. UT28309

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 March 11, 2024, and executed by James R. Deem, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Xpert Home Lending, Inc., its successors and assigns as Beneficiary, but Lakeview Loan Servicing, 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 March 11, 2024, as Entry No. 20240007218, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

LOT 15, VISTA DEL SOL TOWNHOMES - PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE. **TAX # SG-VDST-1-15**

Purportedly known as 39 North Valley View Dr Unit 15, 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: 05/19/2026


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. UT28309

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

The foregoing instrument was acknowledged before me on 05/19/2026
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

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT28475

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 January 12, 2022, and executed by Richard Douglas Banks, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Longbridge Financial, LLC, its successors and assigns as Beneficiary, but Longbridge Financial, LLC being the present Beneficiary, in which Rampart Title Insurance Agency was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on January 18, 2022, as Entry No. 20220003421, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

Lot 102, of THE DUNES AT SAND HOLLOW RESORT, a Subdivision, according to the Official Plat thereof, on file and of record in the Office of the Washington County Recorder, State of Utah. **TAX # H-DSHR-102**

Purportedly known as 3308 S Red Sands Way, 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 entire unpaid principal balance together with all accrued interest which became due in full due to the Trustor's death on December 28, 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 of Default Page 1 of 2
Gary Christensen Washington County Recorder
05/22/2026 08:35:14 AM Fee \$45.00 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.: 150081-UT

APN: W-SP&T-2-2

NOTICE IS HEREBY GIVEN THAT WESLEY E. HATHENBRUCK, AN UNMARRIED MAN as Trustor, AMROCK UTAH, LLC as Trustee, 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, under the Deed of Trust dated 10/12/2021 and recorded on 10/18/2021, as Instrument No. 20210067595, 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 TWO (2), SPILKER & THULIN SUBDIVISION NO. 2, A SUBDIVISION 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 \$247,761.00. 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 9/1/2025 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. 150081-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: MAY 20 2026

ORANGE TITLE INSURANCE AGENCY, INC.



Hamsa Uchi, Authorized Agent

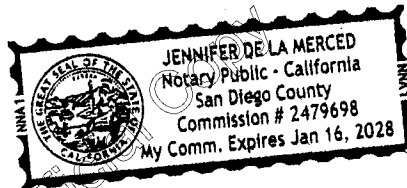
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California } ss.
County of San Diego }

On MAY 20 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  (Seal)



Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder
05/26/2026 03:26:07 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. UT28512

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 December 15, 2020, and executed by Hali Avila, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for NewRez LLC, its successors and assigns as Beneficiary, but NewRez LLC being the present Beneficiary, in which Fidelity National Title was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on December 28, 2020, as Entry No. 20200075137, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

Lot 1, Pioneer Cottages II Townhouses, according to the Official Plat thereof, as recorded in the records of Washington County, State of Utah. **TAX # SG-PCT-2-1**

Purportedly known as 133 E 300 S 1 aka 133 E 300 S #1, St. 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 of Default Page 1 of 2
Gary Christensen Washington County Recorder
05/27/2026 03:08:24 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.: 144073-UT

APN: SG-AUB-6-4

NOTICE IS HEREBY GIVEN THAT JUSTIN S BROWN, A MARRIED MAN as Trustor, PAUL M. HALLIDAY, JR. HALLIDAY & WATKINS, P.C. as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC , ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 11/30/2022 and recorded on 11/30/2022, as Instrument No. 20220051604, in the official records of Washington County, Utah, covering the following described real property situated in said County and State, to-wit:

LOTS 4, AUBURN HILLS PHASE 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.

The obligation included a Note for the principal sum of \$436,015.00. 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 9/1/2024 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. 144073-UT

By reason of such default, UNITED WHOLESALE 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: MAY 22 2026

ORANGE TITLE INSURANCE AGENCY, INC.

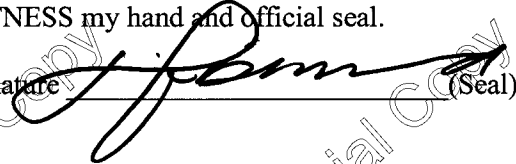

Hamsa Uchi, Authorized Agent

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 22 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  (Seal)



Notice of Default Page 1 of 3

Gary Christensen Washington County Recorder
05/27/2026 03:18:57 PM Fee \$101.00 By KIRTON &
MCCONKIE

WHEN RECORDED, MAIL TO:

Kirton McConkie
Attn: Jeremy C. Sink
36 South State Street, Suite 1900
Salt Lake City, Utah 84111

For reference purposes only: Tax ID No.s LV-FFLX-1 thru LV-FFLX-16, LV-FFLX -18 thru LV-FFLX-38, LV-
FFLX-COMMON

(Space Above for Recorder's Use Only)

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN that on or about December 18, 2024, XPERT ENTERPRISES, LLC, a Utah limited liability company, as Grantor, executed and delivered to STEWART TITLE OF UTAH, INC., as Trustee (Jeremy C. Sink, attorney at law, whose business address is Kirton McConkie, 36 South State Street, Suite 1900, Salt Lake City, UT 84111 was appointed successor trustee via a Substitution of Trustee recorded on May 21, 2026, document number 20260020086), for the benefit of HOWARD KENT, INC., as Beneficiary, that certain DEED OF TRUST, recorded on December 18, 2024, as Document Number 20240040226 in the Official Records of Washington County, State of Utah (collectively, the "Trust Deed") to secure the performance by said Grantor of its obligation under that certain NOTE dated December 18, 2024 in the original principal sum of Seventeen Million Nineteen Thousand and 00/100 Dollars (\$17,019,000.00) (the "Note"), plus interest thereon and costs and expenses of collection and other amounts provided therein, including attorney's fees. The land encumbered by the Trust Deed is described as follows (the "Property"):

See Exhibit A, attached hereto and incorporated herein by this reference.

Howard Kent, Inc. is the present holder and owner of the beneficial interest under the Trust Deed, and Jeremy C. Sink is the successor trustee under the Trust Deed.

Breaches and defaults in the obligations for which the Trust Deed is security have occurred in that Grantor has failed to maintain the security and failed to insure the security, in violation of the terms of the Trust Deed accelerating the amounts due under the Trust Deed and Note and has failed to make the full payment required by the Note and has failed to pay and perform other obligations under the Trust Deed and related loan documents.

By reason of such default, Jeremy C. Sink, as Successor Trustee, at the request of the Beneficiary under the Trust Deed, does hereby declare all sums secured thereby immediately due and payable in the amount of \$17,017,594.86 as of May 22, 2026, plus interest, costs and attorneys' fees as allowed by the Trust Deed and Note, and has elected, and does hereby elect, to cause the above-described Property to be sold to satisfy the obligations secured thereby.

[remainder of page intentionally blank]

The undersigned disclaims any responsibility for any error in the description of the physical address or legal description of the Property. The undersigned may be reached at Kirton McConkie, 36 South State Street, Suite 1900, Salt Lake City, Utah 84111, or by telephone (801) 239-3157 between the hours of 8:30 a.m. and 5:30 p.m. Monday through Friday, excluding legal holidays.

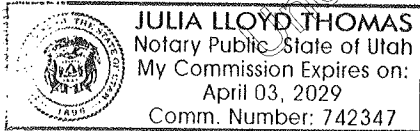
DATED this 27 day of May 2026.

Jeremy C. Sink

Jeremy C. Sink
In his capacity as Successor Trustee

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the 27th day of May, personally appeared before me Jeremy C. Sink, the individual whose signature appears on the foregoing Notice of Default and Election to Sell, who duly acknowledged to me that he executed the same.



Julia Lloyd Thomas
Notary Public for the State of Utah

[remainder of page intentionally blank]

EXHIBIT A

[DESCRIPTION OF THE PROPERTY]

Certain real property located in Washington County, Utah, more particularly described as follows:

Units 1 thru 16 and 18 thru 38, inclusive, and Common Area, contained within the FIELDS FLEX, A Utah Condominium Project, as the same is identified in the Record of Survey Map recorded in Washington County, Utah. Together with: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration of Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

For informational purposes only:

Tax ID No: LV-FFLX-1 thru LV-FFLX-16, LV-FFLX-18 thru LV-FFLX-38, LV-FFLX-COMMON

Notice of Default Page 1 of 4

Gary Christensen Washington County Recorder
05/28/2026 08:08:14 AM Fee \$45.00 By PREMIUM
TITLE TSG

TS No.: 2026-00041-UT-REV

Recording Requested By:
Premium Title Insurance Agency - UT, Inc.When Recorded Mail To:
Premium Title Insurance Agency - UT, Inc.
2150 South 1300 East, Suite 500,
Salt Lake City, UT 84106

TS No.: 2026-00041-UT-REV

A.P.N.: SG-SDHS-63

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account into good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally three months after the date of recording of this Notice of Default and Election to Sell as to your property. No sale date may be set until approximately three months from the date this Notice of Default may be recorded (which date of recordation appears on this notice).

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or the undersigned trustee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than the end of the three month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

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Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

Finance of America Reverse LLC, Beneficiary c/o **PREMIUM TITLE INSURANCE AGENCY - UT, INC. DBA PREMIUM TITLE**, 2150 South 1300 East, Suite 500, Salt Lake City, UT 84106, (844) 960-8299 between the hours of 8:00 AM to 5:00 PM Mountain Time on Monday through Friday.

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan.

Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale provided the sale is concluded prior to the conclusion of the foreclosure.

Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION

NOTICE IS HEREBY GIVEN: That PREMIUM TITLE INSURANCE AGENCY - UT, INC. DBA PREMIUM TITLE is either the original trustee, the duly appointed substitute trustee, under a Deed of Trust dated 01/26/2022, executed by: CHARLES T. WEBBER AND BEVERLY J. WEBBER, HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, as Trustor(s) to secure certain obligations in favor of AMERICAN ADVISORS GROUP, AS LENDER MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR LENDER AND LENDER'S SUCCESSORS AND ASSIGNS, AS BENEFICIARY as Beneficiary, recorded on 02/07/2022, as Instrument No. 20220007448, of Official Records in the Office of the Recorder of Washington COUNTY, UTAH describing land therein as: AS MORE FULLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HERE OF said obligations including ONE NOTE FOR THE ORIGINAL sum of \$690,000.00

A breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of the following:


NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

The unpaid principal balance of \$302,335.02 plus accrued interest, plus any advances made by the beneficiary became all due and payable pursuant to Paragraph 10(A)(i) in the deed of trust on 01/11/2026. As a result, you are also in default for attorneys' fees and other expenses and costs of collection; and other amounts collectable under the Note and Deed of Trust; and trustee and foreclosure fees and expenses.

That by reason thereof, the present beneficiary under such deed of trust, or its servicing agent, has delivered to said duly appointed Trustee, a written request to commence foreclosure, and has deposited with said duly appointed Trustee, a copy of the deed of trust and other documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby as provided in Title 57, Chapter 1, of the Utah Code.

Dated: May 26, 2026

**PREMIUM TITLE INSURANCE AGENCY - UT,
INC. DBA PREMIUM TITLE**

By: 
(signature)

Name: Kevin S. Parke

Title: Escrow Supervisor

STATE OF UTAH
COUNTY OF SALT LAKE

On May 26, 2026, before me, the undersigned, a Notary Public in and for the said State, duly commissioned and sworn, personally appeared Kevin S. Parke, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


NOTARY PUBLIC



Exhibit A

Legal Description

THE FOLLOWING DESCRIBED TRACT OF LAND IN WASHINGTON COUNTY, STATE OF UTAH:

LOT SIXTY-THREE (63), SEDONA HILLS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

BEING THE SAME PROPERTY CONVEYED TO CHARLES T. WEBBER AND BEVERLY J. WEBBER, HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP BY DEED FROM SEAN BARNARD, PERSONAL REPRESENTATIVE OF THE ESTATE OF BLAIR S. BARNARD, DECEASED RECORDED 06/20/2013 IN DEED INSTRUMENT NO. 20130025079, IN THE RECORDER'S OFFICE OF WASHINGTON COUNTY, UTAH.

A.P.N.: SG-SDHS-63

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Gary Christensen Washington County Recorder
05/29/2026 02:42:28 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. UT28206

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN by the law firm of **Halliday, Watkins & Mann, P.C., Trustee**, that a default has occurred under a Trust Deed dated June 5, 2024, and executed by Mario Delgado, 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 Halliday Watkins Mann, P.C. was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on June 7, 2024, as Entry No. 20240017916, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

All of Lot Ten (10), SPANISH GARDENS SUBDIVISION - PHASE 1, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah. **TAX # LV-SPG-1-10**

Purportedly known as 190 West 625 North, La Verkin, UT 84745 (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 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.

