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Description	Summary	<u>Add All to My Images</u>	
Notice of Default 00849863	B: 1763 P: B-1013-0033-0000 From: LINCOLN TITLE INSURANCE AGENCY To: MARSHALL TYLER J/HEATHER J/T, MARSHALL HEATHER J/T Subd: CEDAR CREST BLK 4 Lot: 9 06/16/2026 02:51:12 PM Related: LOT 9, BLK 4, CEDAR CREST SUBDIVISION.	View ImageAdd to My Images	
	B: 1763 P: B-1013-0033-0000 From: SCALLEY READING BATES HANSEN & RASMUSSEN P C To: MARSHALL TYLER J/HEATHER, MARSHALL HEATHER Subd: CEDAR CREST BLK 4 Lot: 9 06/23/2026 01:48:20 PM Related: LOT 9, BLK 4, CEDAR CREST SUBDIVISION.		
Notice of Default 00850351	B: 1764 P: B-1870-0138-0000 From: LINCOLN TITLE INSURANCE AGENCY To: HIGNITE JUSTIN Subd: GEMINI MEADOWS SUBDIVISION Lot: 138 06/26/2026 12:40:02 PM Related: LOT 138, GEMINI MEADOWS SUBDIVISION.	View ImageAdd to My Images	

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00849863 B: 1763 P: 187

B: 1763 P: 187 Fee \$45.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 1
06/16/2026 02:51:12 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. UTAH04-7467

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 MAY 14, 2021, and executed by TYLER J MARSHALL AND HEATHER MARSHALL, HUSBAND AND WIFE, as Trustor(s), to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR FIRST COLONY MORTGAGE CORPORATION, its successors and assigns, as Beneficiary, and INWEST TITLE SERVICES, as Trustee, which Trust Deed was recorded on MAY 14, 2021, as Entry No. 00769046, in Book 1551, at Page 121, in the Official Records of IRON County, State of Utah, describing land therein situated in IRON County, Utah, and more particularly as follows:

LOT 9, BLOCK 4, CEDAR CREST SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE IRON COUNTY RECORDER, STATE OF UTAH.

B-1013-0033-0000

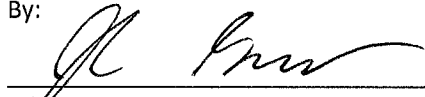
A breach of the obligation in the form of a Trust Deed Note ("Note") for which the trust property was conveyed as security has occurred, in that payments required by the Note have not been paid, plus all amounts which hereafter become due and payable, including any additional payments, interest, late 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: June 16, 2026

LINCOLN TITLE INSURANCE AGENCY

By:

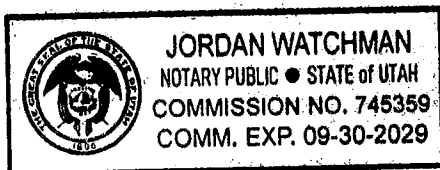

John-Christian H. Sessions

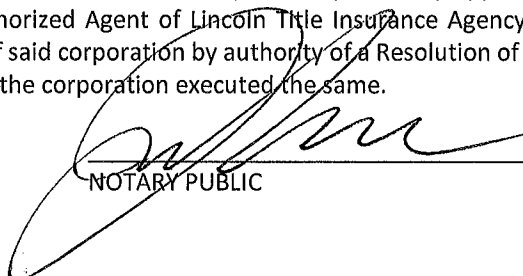
Its: Authorized Agent

STATE OF UTAH

COUNTY OF WEBER

On June 16, 2026, before me, the undersigned, a Notary Public, personally appeared, John-Christian H. Sessions, 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

00850202 B: 1763 P: 1593

B: 1763 P: 1593 Fee \$45.00

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

06/23/2026 01:48:20 PM By: SCALLEY READING BATES HANSEN & RASMUSSEN, P.C.

Electronically Recorded For:
SCALLEY READING BATES
HANSEN & RASMUSSEN, P.C.

Attn: Marlon L. Bates

15 West South Temple, Ste 600

Salt Lake City, Utah 84101

Telephone No. (801) 531-7870

Business Hours: 9:00 am to 5:00 pm (Mon.-Fri.)

Trustee No. 11146-1332F

Parcel No. B-1013-0033-0000

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust executed by Tyler J. Marshall and Heather Marshall, as trustor(s), in which America First Federal Credit Union is named as beneficiary, and America First Federal Credit Union is appointed trustee, and filed for record on July 30, 2024, and recorded as Entry No. 821756, in Book 1684, at Page 1591, Records of Iron County, Utah.

LOT 9, BLOCK 4, CEDAR CREST SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE IRON COUNTY RECORDER, STATE OF UTAH.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the November 30, 2025 monthly installment and all subsequent installments thereafter as required by the Note. Therefore, pursuant to the demand and election of the beneficiary, the trustee hereby elects to sell the trust property to satisfy the delinquent obligations referred to above. All delinquent payments, late charges, foreclosure costs, and property taxes and assessments, if any, must be paid in full within three months of the recording of this Notice to reinstate the loan. Furthermore, any other default, such as a conveyance of the property to a third party, allowing liens and encumbrances to be placed upon the property, or allowing a superior lien to be in default, must also be cured within the three-month period to reinstate the loan.

DATED this 23 day of June, 2026.

Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates

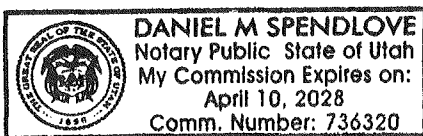
Its: Supervising Partner

STATE OF UTAH)

: ss

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 23 day of June, 2026, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC

00850351 B: 1764 P: 605

B: 1764 P: 605 Fee \$45.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 1
06/26/2026 12:40:02 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. CARR07-1020

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 JANUARY 3, 2013, and executed by JUSTIN HIGNITE A SINGLE MAN, as Trustor(s), to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR NEW LINE MORTGAGE, DIV. REPUBLIC MORTGAGE HOME LOANS, LLC, its successors and assigns, as Beneficiary, and FIRST AMERICAN TITLE COMPANY, as Trustee, which Trust Deed was recorded on JANUARY 4, 2013, as Entry No. 00658339, in Book 1256, at Page 465, in the Official Records of IRON County, State of Utah, describing land therein situated in IRON County, Utah, and more particularly as follows:

LOT 138, GEMINI MEADOWS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE IRON COUNTY RECORDER'S OFFICE.

B-1870-138-0000

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: June 26, 2026

LINCOLN TITLE INSURANCE AGENCY

By:

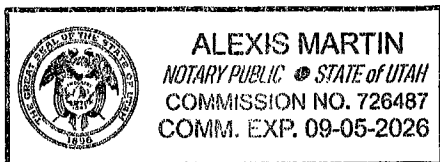
Kenyon D. Dove

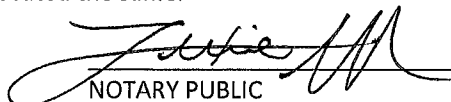
Its: Authorized Agent

STATE OF UTAH

COUNTY OF WEBER

On June 26, 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