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You searched for: RecordingDateID >= Wed Jul 15 00:00:00 MDT 2026 and <= Fri Jul 31 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 00851208	B: 1766 P: D-0518-0031-0001-01 From: ORANGE TITLE INSURANCE AGENCY To: CLEVELAND ALMA INC Subd: MID VALLEY ESTATES UNIT 2 BLK 9 AMENDED Lot: 6A 07/16/2026 01:35:44 PM Related: LOT 6A, BLK 9, MID VALLEY ESTATES SUBDIVISION, UNIT 2, AM...	View ImageAdd to My Images	
	B: 1767 P: 629 B-1807-0012-000W From: SCALLEY READING BATES HANSEN & RASMUSSEN P C To: LISTER MACEE/COLE, LISTER COLE Subd: LAMPLIGHT COTTAGES/VILLAGE PHASE 4 AMEND Lot: 12 07/21/2026 02:56:48 PM Related: W1/2 OF LOT 12, LAMPLIGHT COTTAGES/VILLAGE, PHASE 4 AMENDED.		
Notice of Default 00851534	B: 1767 P: 1052, ... B-1857-0027-0062 From: JEINKINS BAGLEY SPERRY PLLC To: PETERSON JARED/STEPHANIE J/T, PETERSON STEPHANIE J/T Subd: OLD SORREL RANCH PHASE 3 Lot: 62 07/23/2026 08:04:17 AM Related: LOT 62, OLD SORREL RANCH, PHASE 3.	View ImageAdd to My Images	
	B: 1767 P: 1316, ... A-0974-0070-0000 From: HALLIDAY WATKINS & MANN P C To: SINGH JASMINDAR/JILL, SINGH JILL Subd: IRON MOUNTAIN SUBDIVISION PHASES 1, 2, & 5 Lot: 70 07/27/2026 08:27:46 AM Related: LOT 70, IRON MOUNTAIN SUBDIVISION, PHASES 1,2 & 5.		

4 items found, displaying all items.1

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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.: 150838-UT

APN: D-0518-0031-0001-01

NOTICE IS HEREBY GIVEN THAT ALMA CLEAVELAND, AN UNMARRIED MAN as Trustor, TITAN TITLE INSURANCE AGENCY as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCING CORPORATION, ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 10/17/2024 and recorded on 10/22/2024, as Instrument No. 00825023 in Book 1693 Page 1111, in the official records of Iron County, Utah, covering the following described real property situated in said County and State, to-wit:

LOT 6A, BLOCK 9, MID VALLEY ESTATES SUBDIVISION, UNIT 2, AMENDED DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 00°23'43" EAST ALONG THE SECTION LINE 31.39 FEET; THENCE NORTH 89°45'04" WEST 62.89 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 9, MID VALLEY ESTATES SUBDIVISION, UNIT 2; THENCE NORTH 00°24'02" EAST ALONG THE EAST LINE OF SAID LOT 18.59 FEET; THENCE NORTH 89°46'07" WEST 165.49 FEET TO THE POINT OF BEGINNING; CONTINUING WESTERLY ALONG SAID LINE 120.00 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID LOT 6; THENCE NORTH 00°22'52" EAST ALONG SAID LINE 227.49 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 89°35'58" EAST ALONG NORTH LINE OF SAID LOT 120.00 FEET; THENCE SOUTH 00°22'52" WEST 227.13 FEET TO THE POINT OF BEGINNING.

The obligation included a Note for the principal sum of \$264,550.00.

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 2/1/2026 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. 150838-UT

By reason of such default, Onity Mortgage Corporation f/k/a PHH 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: JUL 15 2026

ORANGE TITLE INSURANCE AGENCY, INC.


Hamsa Uchi, Authorized Agent

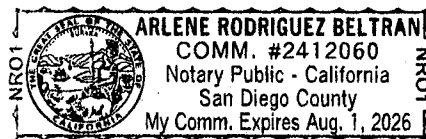
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of **California** } ss.
County of **San Diego** }

On JUL 15 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 Arlene Rodriguez Beltran (Seal)



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. 67152-268F

Parcel No. B-1807-0012-000W

NOTICE OF DEFAULT

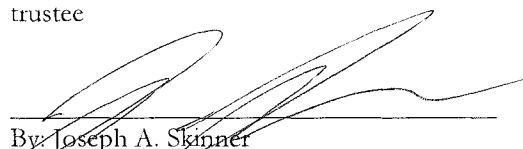
NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust to Secure Home Equity Line of Credit Agreement executed by Macee Lister and Cole Lister, as trustor(s), in which Mountain America Federal Credit Union is named as beneficiary, and Mountain America Federal Credit Union is appointed trustee, and filed for record on February 28, 2020, and recorded as Entry No. 741010, in Book 1475, at Page 1662, Records of Iron County, Utah.

ALL OF THE WEST HALF OF LOT 12, AMENDED FINAL PLAT FOR LAMPLIGHT COTTAGES/VILLAGE, PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE IRON COUNTY RECORDER'S OFFICE.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the January 31, 2026 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 21 day of July, 2026.

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

By:  Joseph A. Skinner

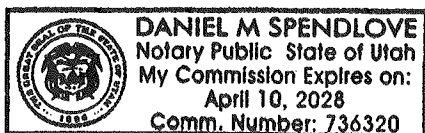
His: Partner

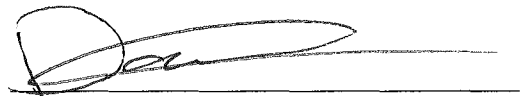
STATE OF UTAH)

: ss

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 21 day of July, 2026, by Joseph A. Skinner, a Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.




NOTARY PUBLIC

When Recorded Mail To:
Jenkins Bagley Sperry, PLLC
285 W. Tabernacle St., Suite 301
St. George, UT 84770
JBS 2576

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

NOTICE IS HEREBY GIVEN by Jenkins Bagley Sperry, PLLC, the Trustee appointed by Old Sorrel Ranch Owners Association, Inc. ("Association"), that a default has occurred under that certain Old Sorrel Ranch Declaration of Restrictions ("Declaration"), in the official records of the Iron County Recorder, State of Utah, recorded on April 9, 2019, as Entry No. 726866, and any amendments thereto, concerning real property reputed to be owned by **Jared Peterson and Stephanie Peterson, Married, as Joint Tenants ("Owner")**, covering real property located at 3504 West Sevy Street, Cedar City, Utah 84720 ("Property"), and more particularly described as follows:

Lot 62, OLD SORREL RANCH, PHASE 3 SUBDIVISION, according to the official plat thereof as recorded in the office of the Iron County Recorder. Subject to covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances. Together with all improvements and appurtenances thereunto belonging.

PARCEL NUMBER: B-1857-0027-0062

Said Declaration obligates the reputed Owner to pay assessments and other charges to the Association and such Owner is delinquent in the payment of such amounts. A Notice of Delinquent Assessments and Continuing Lien and Request for Notice ("Lien") was recorded on May 8, 2026 as Entry No. 00848221 in Book 1758 at Page 673. A breach of, and default in, the obligations for which the Property is security has occurred in that payment and regular 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 the law firm of Jenkins Bagley Sperry PLLC 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, late fees, attorney fees, interest, costs and expenses 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-302, et. seq., plus all other amounts as shall hereafter become due.

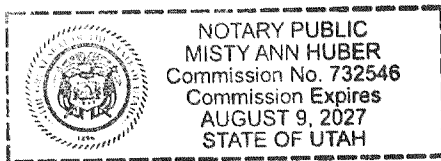
DATED this 22 day of July, 2026.

JENKINS BAGLEY SPERRY, PLLC

Shelly M. Baur
Shelly M. Baur, Attorney

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

On the 22nd day of July, 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.



Misty Ann Huber
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 COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT
TO COLLECT A DEBT AND ANY INFORMATION WILL BE USED FOR THAT
PURPOSE.**

00851574 B: 1767 P: 1316

B: 1767 P: 1316 Fee \$45.00

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

07/27/2026 08:27:46 AM 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. UT25537

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 October 20, 2022, and executed by Jasmindar Singh and Jill Singh, as Trustors, 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 Iron County, Utah, on October 21, 2022, as Entry No. 00798493, in Book 1626, at Page 899, of Official Records, all relating to and describing the real property situated in Iron County, Utah, particularly described as follows:

All of Lot 70, Iron Mountain Subdivision Phase 1, 2 and 5, according to the official plat thereof, on file in the Office of the Recorder of Iron County, State of Utah. **TAX # A-0974-0070-0000**

Purportedly known as 858 E Stagecoach Ln, Enoch, 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: 07/24/2026

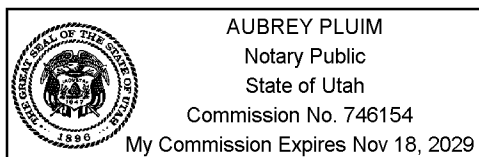
HALLIDAY, WATKINS & MANN, P.C.:

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. UT25537

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

The foregoing instrument was acknowledged before me on 07/24/2026,
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

A. Pluim
Notary Public