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6 items found, displaying all items.1

Description	Summary	Add All to My Images	
Notice of Default 00852557	B: 1770 P: D-0938-0001-0010 From: HALLIDAY WATKINS MANN P C 1309, ... 08/17/2026 03:20:51 PM Related: LOT 6, MONTE VISTA ACRES, UNIT 1.	To: BALLARD AMANDA M/JAMES C, BALLARD JAMES C Subd: MONTE VISTA ACRES 1 Lot: 6	View Image Add to My Images
Notice of Default 00852723	B: 1771 P: B-1159-0002-0005 From: ORANGE TITLE INSURANCE AGENCY INC 257, ... 08/20/2026 04:41:36 PM Related: LOT 5, BLK 2, THE COVE SUBDIVISION, UNIT 2.	To: MORRIS DEBORAH L Subd: COVE 2 BLK 2 Lot: 5	View Image Add to My Images
Notice of Default 00852983	B: 1771 P: B-1857-1091-0000 From: ORANGE TITLE INSURANCE AGENCY INC 1779, ... 08/26/2026 04:19:05 PM Related: UNIT 1091, OLD SORREL TOWNHOMES, P.U.D. PHASE 1, TOG W/ U...	To: BRENNER CODY RON Subd: OLD SORREL TOWNHOMES PUD. PHASE 1 Unit: 1091	View Image Add to My Images
Notice of Default 00853165	B: 1772 P: B-1873-0007-0000 From: HALLIDAY WATKINS & MANN P C 816, ... 08/31/2026 02:24:59 PM Related: W1/2 LOT 7, TRAILSIDE SUBDIVISION, PHASE 1.	To: WHARTON JACOB KLE Subd: TRAILSIDE SUBDIVISION PHASE 1 Lot: 7	View Image Add to My Images
Notice of Default 00853220	B: 1772 P: A-0945-0065-0000 From: WESTWOOD J DAVID 1153, ... 09/01/2026 11:22:09 AM Related: LOT 65, LEGACY ESTATES SUBDIVISION, PHASE 3.	To: CHAMBERLAIN SHEENA , BERRY SHEENA , CHAMBERLAIN SHERIDAN Subd: LEGACY ESTATES SUBDIVISION PHASE 3 Lot: 65	View Image Add to My Images
Notice of Default 00853248	B: 1772 P: B-1202-0002-000S From: HALLIDAY WATKINS & MANN P C 1320, ... 09/01/2026 02:24:39 PM Related: S1/2 LOT 2, MOUNTAIN VISTA P.U.D., PHASE I AMENDED; TOG W...	To: FIGELSKI GARY/PATRICIA, FIGELSKI PATRICIA Subd: MOUNTAIN VISTA P.U.D. PHASE I AMENDED Lot: 2	View Image Add to My Images

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AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT29001

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 3, 2016, and executed by Amanda M. Ballard and James C. Ballard, as Trustors, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Castle & Cooke Mortgage, LLC, its successors and assigns as Beneficiary, but Carrington Mortgage Services, LLC being the present Beneficiary, in which Mountain View Title was named as Trustee. The Trust Deed was recorded in Iron County, Utah, on June 6, 2016, as Entry No. 00684362, in Book 1345, at Page 1070, and modified pursuant to the Modification recorded on July 28, 2021, as Entry No. 00774207, in Book 1564, at Page 467, and modified pursuant to the Modification recorded on December 9, 2021, as Entry No. 00782507, in Book 1585, at Page 1779, and modified pursuant to the Modification recorded on May 16, 2022, as Entry No. 00791411, in Book 1608, at Page 1598, of Official Records, all relating to and describing the real property situated in Iron County, Utah, particularly described as follows:

LOT 6, MONTE VISTA ACRES UNIT NO.1 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE IRON COUNTY RECORDER'S OFFICE. **TAX # D-0938-0001-0010**

Purportedly known as 616 N 3900 W, 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: 08/14/2026

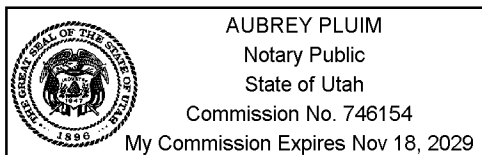
HALLIDAY, WATKINS & MANN, P.C.:

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. UT29001

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

The foregoing instrument was acknowledged before me on 08/14/2026,
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 Pluim
Notary Public

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.: 153347-UT

APN: B-1159-0002-0005

NOTICE IS HEREBY GIVEN THAT DEBORAH L. MORRIS, AN UNMARRIED WOMAN as Trustor, MOUNTAIN VIEW TITLE & ESCROW INC. 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 5/17/2016 and recorded on 5/19/2016, as Instrument No. 00683466 in Book 1343 Page 1704 the subject Deed of Trust was modified by Loan Modification recorded on 05/17/2023 as Instrument 08805180 B:1642 P:1857, 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 5, BLOCK 2, THE COVE SUBDIVISION, UNIT 2, A SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE, IN THE OFFICE OF THE IRON COUNTY RECORDER, STATE OF UTAH

The obligation included a Note for the principal sum of \$275,793.00.

A breach or a default in the obligation for which said Deed of Trust is security has occurred as follows: That a breach of, and default in, the obligations secured by said Deed of Trust have occurred in that a violation of the acceleration clause as contained in the Deed of Trust occurred in that "If all or any part of the property or an interest therein is sold or transferred by borrower without lender's prior written consent. Lender may, at lender's option, declare all the sums secured by this Deed of Trust to be immediately due and payable;" and, the borrower sold, conveyed, transferred, or disposed of said property without the written consent of the Lender being first had and obtained, and therefore, the Lender has declared all sums secured thereby forthwith due and payable plus the foreclosure costs, legal fees or any advances that may become due, and such sums have not been paid.

By reason of such default, PennyMac Loan Services, 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.

NOTICE OF DEFAULT

T.S. NO. 153347-UT

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: AUG 1 8 2026

ORANGE TITLE INSURANCE AGENCY, INC.



Hamsa Uchi, Authorized Signatory for Trustee

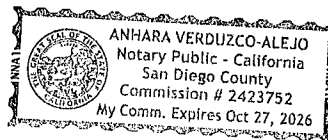
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California } ss.
County of San Diego }

On AUG 1 8 2026 before me, Anhara Verduzco-Alejo, 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 Anhara (Seal)



00852723 B: 1771 P: 258

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.: 151213-UT

APN: B-1857-1091-0000

NOTICE IS HEREBY GIVEN THAT CODY RON BRENNER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY as Trustor, COTTONWOOD TITLE INSURANCE AGENCY as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD., ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 8/19/2024 and recorded on 8/27/2024, as Instrument No. 00822796 in Book 1687 Page 1101, in the official records of Iron County, Utah, covering the following described real property situated in said County and State, to-wit:

UNIT 1091, OLD SORREL TOWNHOMES P.U.D., PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE IRON COUNTY RECORDER.

The obligation included a Note for the principal sum of \$328,922.00.

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.

By reason of such default, LAKEVIEW LOAN SERVICING, 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.

NOTICE OF DEFAULT

T.S. NO. 151213-UT

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: AUG 2 5 2026

ORANGE TITLE INSURANCE AGENCY, INC.



Hamsa Uchi, Authorized Signatory for Trustee

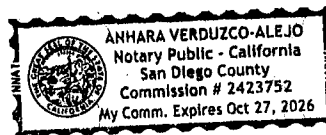
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California } ss.
County of San Diego }

On AUG 2 5 2026 before me, Anhara Verduzco-Alejo, 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 Anhara (Seal)



00852983 B: 1771 P: 1780

AFTER RECORDING RETURN TO:

Halliday, Watkins & Mann, P.C.

376 East 400 South, Suite 300

Salt Lake City, UT 84111

File No. UT29363

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 February 3, 2022, and executed by Jacob Kle Wharton, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Home Point Financial Corporation, its successors and assigns as Beneficiary, but Freedom Mortgage Corporation being the present Beneficiary, in which LUNDBERG & ASSOCIATES, P.C. was named as Trustee. The Trust Deed was recorded in Iron County, Utah, on February 3, 2022, as Entry No. 00785735, in Book 1594, at Page 18, of Official Records, all relating to and describing the real property situated in Iron County, Utah, particularly described as follows:

ALL OF THE WEST ONE-HALF OF LOT 7, TRAILSIDE SUBDIVISION, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF IRON COUNTY, STATE OF UTAH. TAX # B-1873-0007-0000

Purportedly known as 56 East 820 South, Cedar City, UT 84720 (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: 08/31/2026.

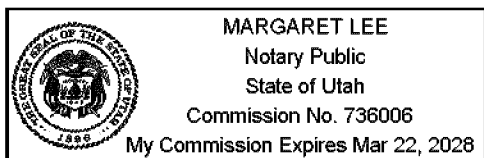
HALLIDAY, WATKINS & MANN, P.C.:

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. UT29363

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

The foregoing instrument was acknowledged before me on 08/31/2026,
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

Margaret Lee

Notary Public

When Recorded, mail to:
J. David Westwood
WESTWOOD LAW, P.C.
98 W. Harding Ave.
Cedar City, UT 84720

NOTICE OF DEFAULT

Sheena Chamberlain, a/k/a	MERS
Sheena Berry	P.O. Box 2026
Sheridan Chamberlain	Flint, MI 48501-2026
5072 N. 500 E.	
Enoch, UT 84721	

Citywide Home Loans	Intercap Lending, Inc.
9875 S. Monroe St., #200	11781 S. Lone Peak Pkwy, Suite 200
Sandy, UT 84070	Draper, UT 84020

NOTICE IS HEREBY GIVEN by the undersigned Substitute Trustee under the Revolving Credit Deed of Trust, (herein "Deed of Trust"), delivered by SHEENA CHAMBERLAIN, a/k/a SHEENA BERRY AND SHERIDAN CHAMBERLAIN as Trustors, on October 7, 2021 covering certain real property located in Iron County, State of Utah, and described as follows:

Parcel: A-0945-0065-0000

Legal: LOT 65, LEGACY ESTATES SUBDIVISION, PHASE 3; SE1/4 SEC 11,T35S,R11W, SLM.

Address: 5072 N 500 E, Enoch, UT 84721

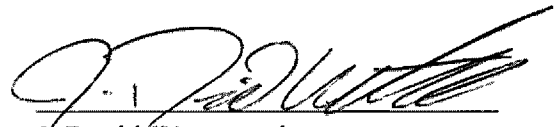
Which Deed of Trust was given to secure certain obligations in favor of State Bank of Southern Utah, as Beneficiary, such Deed of Trust being recorded on October 15, 2021, as Entry Number 00779410, Book 1577, Page 1481-1947 in the official records of Iron County, State of Utah. A breach of the obligations for which said Deed of Trust is security has occurred, in that the Trustor has failed to make payments required under the Promissory Note, plus interest and late

payment penalties. There is also due all of the expenses and fees of these foreclosure proceedings. The foregoing are Events of Default under the Deed of Trust and related documents. The Successor Trustee declares all sums secured thereby immediately due and payable and elects to sell the property described in the Trust Deed. A detailed accounting of amounts due will be provided upon request. The default is subject to reinstatement in accordance with Utah law.

J. David Westwood is the appointed Substitute Trustee pursuant to a Substitution of Trustee dated October 25, 2023 and recorded herewith. The undersigned Substitute Trustee has elected to sell or cause to be sold the real property described in such Deed of Trust to satisfy such obligations.

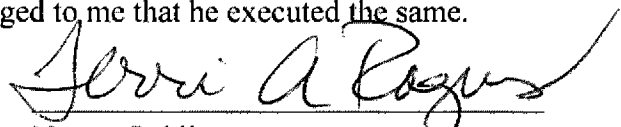
This is an attempt to collect a debt. Any information obtained will be used to collect this debt.

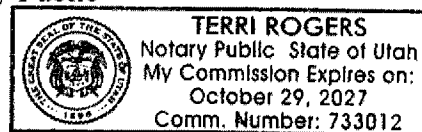
DATED this 1 day of September, 2026.


J. David Westwood
Substitute Trustee

STATE OF UTAH)
 :SS
COUNTY OF IRON)

On the 1st day of September, 2026, J. David Westwood, personally appeared before me, as Substitute Trustee and member of the Utah State Bar, the signer of the within and foregoing Notice of Default, who duly acknowledged to me that he executed the same.


Notary Public



AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT28872

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 7, 2025, and executed by Gary Figelski and Patricia Figelski, as Trustors, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for United Wholesale Mortgage, LLC, 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 Iron County, Utah, on March 10, 2025, as Entry No. 00830035, in Book 1707, at Page 988, of Official Records, all relating to and describing the real property situated in Iron County, Utah, particularly described as follows:

The South One-Half (S½) of Lot Two (2), MOUNTAIN VISTA P.U.D., PHASE 1, AMENDED, according to the Official Plat thereof, on file in the Office of the Recorder of Iron County, State of Utah. **TAX # B-1202-0002-000S**

Purportedly known as 878 S 25 W, Cedar City, UT 84720 (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: 09/01/2026.

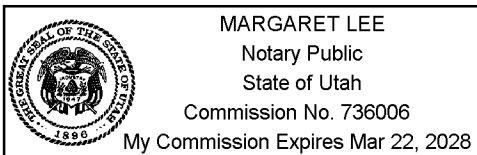
HALLIDAY, WATKINS & MANN, P.C.:

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. UT28872

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

The foregoing instrument was acknowledged before me on 09/01/2026,
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

Margaret Lee

Notary Public