

[New Search](#)[Modify Search](#)[Printable Version](#)

You searched for: RecordingDateID >= Tue Sep 01 00:00:00 MDT 2026 and <= Tue Sep 15 00:00:00 MDT 2026 and Document Types Searched Over=Notice of Default

19 items found, displaying all items.1

Description	Summary	Add All to My Images
Notice of Default 20260032937	09/01/2026 10:31:11 AM, Parcel Number: H-LB-127 Related: 00640851 From: LAVA BLUFF OWNERS ASSOCIATION To: MARTIN KIM L, SAMPSON CAROLYN Subdivision: LAVA BLUFF MOBILE HOME PARK (H) Lot: 127	View Image Add to My Images
Notice of Default 20260033220	09/02/2026 02:44:33 PM, Parcel Number: SG-VIN-6-210 Related: 20230006704 From: HALLIDAY WATKINS & MANN PC To: ECKMAN DANIELLE, ECKMAN JEREMY Subdivision: VINTAGE 6 (SG) Lot: 210	View Image Add to My Images
Notice of Default 20260033269	09/03/2026 08:55:53 AM, Parcel Number: HD-11-D Related: 20220033965 From: CARR K BRADLEY To: HOLM KANDACE S: 34 T: 43S R: 10W THE EAST 528.86 FEET OF THE NORTHWEST QUARTER OF THE SOUT...	View Image Add to My Images
Notice of Default 20260033271	09/03/2026 08:59:35 AM, Parcel Number: HD-SHCR-11-5 Related: 20220009441 From: CARR K BRADLEY To: 7070 HOLDINGS LLC Subdivision: SHORT CREEK 11 (HD) Lot: 5	View Image Add to My Images
Notice of Default 20260033423	09/04/2026 08:18:49 AM, Parcel Number: SG-LWR-1 Related: 20250040415 From: FARNSWORTH STEVEN W To: ATARA DESERT COLOR LLC Subdivision: LIZARD WASH RESORT (SG) Lot: 1	View Image Add to My Images
Notice of Default 20260033462	09/04/2026 09:28:05 AM, Parcel Number: H-FAL-4-21-A Related: 20250006387, 20260033175 From: DANSIE DANIEL C To: PS HOMES DEVELOPMENT LLC Subdivision: FALCON RIDGE 4 (H) Lot: 21	View Image Add to My Images
Notice of Default 20260033463	09/04/2026 09:28:45 AM, Parcel Number: H-FAL-4-12 Related: 20240037237, 20260033174 From: DANSIE DANIEL C To: PS HOMES LLC Subdivision: FALCON RIDGE 4 (H) Lot: 12	View Image Add to My Images
Notice of Default 20260033466	09/04/2026 09:29:33 AM, Parcel Number: H-FAL-4-15 Related: 20250009923, 20260033179 From: DANSIE DANIEL C To: PS HOMES DEVELOPMENT LLC Subdivision: FALCON RIDGE 4 (H) Lot: 15	View Image Add to My Images
Notice of Default 20260033577	09/04/2026 01:05:55 PM, Parcel Number: H-QLE-8 Related: 20130019460, 20210024106 From: ORANGE TITLE INSURANCE AGENCY INC To: CARL KAWAN R, CRAFTS BREE A Subdivision: QUAIL LAKE EST AMD 5 (H) Lot: 8	View Image Add to My Images
Notice of Default 20260033776	09/08/2026 02:05:46 PM, Parcel Number: SG-ME-1-54 Related: 20210057922 From: MIRAGE ESTATES HOMEOWNERS ASSOCIATION To: MCCARTY GREGORY Subdivision: MIRAGE EST 1 (SG) Lot: 54	View Image Add to My Images
Notice of Default 20260033806	09/08/2026 03:09:42 PM, Parcel Number: SG-6-2-10-2423 Related: 00935642 From: SCALLEY READING BATES HANSEN & RASMUSSEN To: BIRBAS LOUIS G, BIRBAS SHEREEN S: 10 T: 42S R: 16W BEGINNING AT A POINT SOUTH 89 DEGREES 23 MINUTES 33 SECON...	View Image Add to My Images
Notice of Default 20260033807	09/08/2026 03:10:29 PM, Parcel Number: SG-5-3-6-4421 Related: 20220054015 From: SCALLEY READING BATES HANSEN & RASMUSSEN To: GUADALAJARA GRILL INC S: 6 T: 43S R: 15W BEGINNING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP ...	View Image Add to My Images
Notice of Default 20260033808	09/08/2026 03:12:02 PM, Parcel Number: SG-666-B-2 Related: 20220054014 From: SCALLEY READING BATES HANSEN & RASMUSSEN To: PEREZ MIGUEL A, PEREZ SHARON Subdivision: ST GEORGE CITY SUR PLAT A BLK 45 (SG) Lot: 1 THE SOUTH ONE-HALF OF THE NORTH ONE-HALF (S1/2 N1/2) OF L...	View Image Add to My Images

Description	Summary	Add All to My Images
Notice of Default 20260033811	09/08/2026 03:15:20 PM, Parcel Number: LV-42-A-3, LV-42-A-2-C, LV-42-A-2-2, ... Related: 20220054016 From: SCALLEY READING BATES HANSEN & RASMUSSEN To: GUADALAJARA GRILL INC	View ImageAdd to My Images
	S: 26 T: 41S R: 13W PARCEL 1 (LV-42-A-3): BEGINNING AT THE NORTHEAST CORNE..., PARCEL 2 (LV-42-A-2-C): BEGINNING AT A POINT NORTH 89°..., PARCEL 3 (LV-42-A-2-2): BEGINNING AT THE NORTHWEST CO..., PARCEL 4 (L.V-42-E): COMMENCING AT THE NORTHWEST CORNE..., PARCEL 5 (LV-42-A-2-1): BEGINNING AT THE NORTHWEST COR..., ...	
Notice of Default 20260033894	09/09/2026 09:50:55 AM, Parcel Number: SG-SUR-21-1362 Related: 20210081521 From: JENKINS BAGLEY SPERRY To: BAYSINGER HOWARD E JR, BAYSINGER JANICE J	View ImageAdd to My Images
	Subdivision: SUN RIVER ST GEORGE 21 (SG) Lot: 1362	
Notice of Default 20260033924	09/09/2026 12:00:34 PM, Parcel Number: E-COV-2 Related: 20250005217 From: SCALLEY READING BATES HANSEN & RASMUSSEN To: STEVENS COREY M, STEVENS SARINA L	View ImageAdd to My Images
	Subdivision: COUNTRY VIEW (E) Lot: 2	
Notice of Default 20260033963	09/09/2026 01:51:29 PM, Parcel Number: H-3400-W, H-3400-X, H-3400-U Related: 20260013785 From: CARR K BRADLEY To: ELEVATE DEVELOPMENT GROUP LLC	View ImageAdd to My Images
	S: 29 T: 42S R: 13W PARCEL 2: THE PROPOSED CORDERO PHASE 3-B HURRICANE, UTA..., PARCEL 3: THE PROPOSED CORDERO PHASE 3-C HURRICANE, U..., PARCEL 4: PARCEL OF LAND LOCATED IN THE SOUTHEAST QUA...	
Notice of Default 20260033965	09/09/2026 01:56:58 PM, Parcel Number: H-3400-V Related: 20260013786 From: CARR K BRADLEY To: DESERT LAKE DEVELOPMENT LLC	View ImageAdd to My Images
	S: 29 T: 42S R: 13W THE PROPOSED CORDERO PHASE II A, SUBDIVISION, BEING LOCAT...	
Notice of Default 20260034075	09/10/2026 10:42:23 AM, Parcel Number: H-SFH-7-63A Related: 20240006785 From: LINCOLN TITLE INSURANCE AGENCY To: OREILLY KATHRYN	View ImageAdd to My Images
	Subdivision: SANTA FE HILLS 7 (H) Lot: 63A	

19 items found, displaying all items.1

[New Search](#)[Modify Search](#)[Printable Version](#)

Notice of Default Page 1 of 1

Gary Christensen Washington County Recorder
09/01/2026 10:31:11 AM Fee \$45.00 By MILLER
HARRISON LLC

WHEN RECORDED, RETURN TO:

MILLER HARRISON LLC

5292 South College Drive, Suite 304

Murray, Utah 84123

801-692-0799

Acct: 2581

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN THAT the Lava Bluff Owners Association (the "Association") is the beneficiary under the Restated and Amended Declaration of Covenants, Conditions, and Restrictions of Lava Bluff Manufactured Home Park recorded on March 23, 1999 as Entry No. 00640851 (the "Declaration"), which is recorded as record notice and perfection of the lien upon those certain lands and premises owned by Kim L Martin and Carolyn Sampson located at 44 N 3880 W, Hurricane, UT 84737, lying in Washington County, Utah and further described as follows:

Legal Description: Subdivision: LAVA BLUFF MOBILE HOME PARK (H) Lot: 127Parcel ID #: H-LB-127

A breach of the Owner's obligations has occurred, as provided in the Restated and Amended Declaration of Covenants, Conditions, and Restrictions of Lava Bluff Manufactured Home Park, as amended (the "Declaration"), which obligations are secured by the above-described property, and the Owner has defaulted and failed to make payment. The Association has elected, pursuant to the terms of the Declaration and other applicable law, to declare the Owner's entire amount of unpaid common area maintenance fees, interest, and late fees, attorney's fees, and costs of collection and foreclosure to be immediately due and payable. By pursuing its rights of nonjudicial foreclosure under this Notice of Default, the Association is not attempting to, nor will the Association collect through nonjudicial foreclosure, any fine which may have accrued as part of the Association's continuing lien as precluded in Utah Code §§ 57-8a-303 and 57-8-46, whether included in the notice of lien or not. The Association further hereby gives notice that the above-described real property shall be sold to satisfy the aforesaid obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs of collection and further accruing common area maintenance fees and penalties.

In accordance with Utah Code Ann. §57-1-26(3)(b), a copy of this notice is being sent to the owner(s) of the above property. This notice reflects a debt against the property and is not an attempt to collect a debt from the owner(s), to the extent he/she/they have discharged personal liability through bankruptcy proceedings.

DATE FILED: August 31, 2026.

Lava Bluff Owners Association

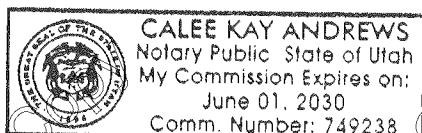
STATE OF UTAH)

) ss

COUNTY OF WASHINGTON)

Caleb O. Andrews, Attorney-in-Fact

On August 31, 2026, personally appeared before me Caleb O. Andrews, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Caley
Notary Public

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder

09/02/2026 02:44:33 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. UT29239

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 6, 2023, and executed by Danielle Eckman and Jeremy Eckman, 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 Washington County, Utah, on March 13, 2023, as Entry No. 20230006704, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

LOT 210, THE VINTAGE PHASE VI, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDERS OFFICE. **TAX # SG-VIN-6-210**

Purportedly known as 875 Rio Virgin Dr Unit 210, Saint George, UT 84790 (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: 09/02/2026.

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. UT29239

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

The foregoing instrument was acknowledged before me on 09/02/2026
by Jessica Oliveri as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the Successor Trustee.



MARGARET LEE

Notary Public

State of Utah

Commission No. 736006

My Commission Expires Mar 22, 2028

Remotely Notarized with audio/video via
Simplifile

Margaret Lee

Notary Public

Notice of Default Page 1 of 1

Gary Christensen Washington County Recorder

09/03/2026 08:55:53 AM Fee \$45.00 By CARR &
WOODALLWHEN RECORDED RETURN TO:

K. Bradley Carr
1309 West South Jordan Parkway, Suite 200
South Jordan, Utah 84095
Telephone: (801) 254-9450
Hours: 8:00 a.m.- 5:00 p.m.

TS No. MD Construction 5

APN: MD-11-D

NOTICE OF DEFAULT

(Successor Trustee)

NOTICE IS GIVEN that K. BRADLEY CARR, as Trustee under that certain DEED OF TRUST dated July 1, 2022, and executed by **KANDACE HOLM** as Trustor, to **PINNACLE TITLE CO.**, as Trustee, to secure obligations in favor of **MD CONSTRUCTION & DEVELOPMENT, INC.** as Beneficiary, which recorded on July 5, 2022, as Entry No. 20220033965 in the Official Records of **WASHINGTON** County, Utah, and describes the following real property:

THE EAST 528.86 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4SW1/4NE1/4) OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN.

A breach or default in the obligation for which said Deed of Trust was conveyed as security has occurred as follows:

Failure to make the payment of principal and interest together with late charges, impounds, deposits, taxes and all other amounts due under the terms of the Note and Deed of Trust and/or modifications/amendments, if any.

By reason of such default, the Beneficiary has instructed the Trustee to cause the trust property to be sold to satisfy the obligations secured thereby.

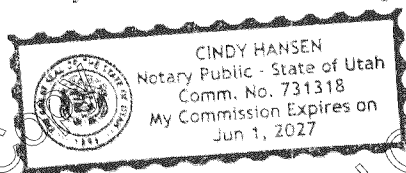
DATED: September 3, 2026

STATE OF UTAH)

SALT LAKE COUNTY)

K. BRADLEY CARR, TRUSTEE

The foregoing instrument was acknowledged before me this 3 day of September 2026 by
K. Bradley Carr in his authorized capacity.

Cindy Hansen
NOTARY PUBLIC

Notice of Default Page 1 of 1

Gary Christensen Washington County Recorder

09/03/2026 08:59:35 AM Fee \$45.00 By CARR &
WOODALLWHEN RECORDED RETURN TO:

K. Bradley Carr
1309 West South Jordan Parkway, Suite 200
South Jordan, Utah 84095
Telephone: (801) 254-9450
Hours: 8:00 a.m.- 5:00 p.m.

TS No. MD Construction 4

APN: HD-SHCR-11-5

NOTICE OF DEFAULT

(Successor Trustee)

NOTICE IS GIVEN that K. BRADLEY CARR, as Trustee under that certain MODIFICATION OF TRUST DEED dated February 16, 2022, and executed by 7070 HOLDINGS, LLC as Trustor, to PINNACLE TITLE INSURANCE AGENCY CORP., as Trustee, to secure obligations in favor of MD CONSTRUCTION & DEVELOPMENT, INC. as Beneficiary, which recorded on February 16, 2022, as Entry No. 20220009441 in the Official Records of WASHINGTON County, Utah, and describes the following real property:

LOT 5, SHORT CREEK SUBDIVISION #11, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

A breach or default in the obligation for which said Deed of Trust was conveyed as security has occurred as follows:

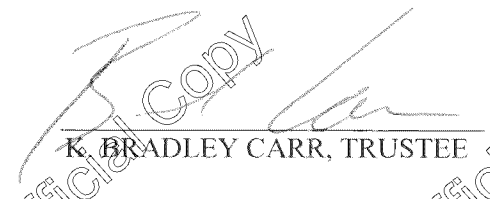
Failure to make the payment of principal and interest together with late charges, impounds, deposits, taxes and all other amounts due under the terms of the Note and Deed of Trust and/or modifications/amendments, if any.

By reason of such default, the Beneficiary has instructed the Trustee to cause the trust property to be sold to satisfy the obligations secured thereby.

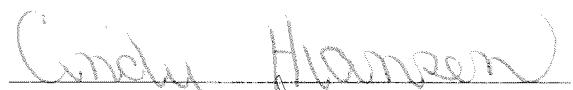
DATED: September 3, 2026

STATE OF UTAH

SALT LAKE COUNTY


K. BRADLEY CARR, TRUSTEE

The foregoing instrument was acknowledged before me this 3 day of September 2026 by K. Bradley Carr in his authorized capacity.


NOTARY PUBLIC

Notice of Default Page 1 of 4

Gary Christensen Washington County Recorder

09/04/2026 08:18:49 AM Fee \$45.00 By

FARNSWORTH JOHNSON PLLC

Notice of Default

Notice is hereby given:

That Steven W. Farnsworth, attorney at law, is Trustee under a Deed of Trust dated November 20, 2025, executed by **ATARA DESERT COLOR, LLC**, a Delaware limited liability company as Trustor, to secure certain obligations in favor of **CLYDE CAPITAL GROUP, LLC**, a Utah limited liability company, and **MMG DESERT COLOR, LLC**, a Florida limited liability company, collectively, as Beneficiary, recorded November 21, 2025, as Entry No. 20250040415, in the official records of the County Recorder of Washington County, Utah, describing land therein as:

See attached Exhibit "A"

Said obligations include a note for the principal sum of **\$12,228,827.14**.

A breach of and default in the obligations for which such Deed of Trust is secured has occurred as follows:

The principal and interest payment obligations set forth in the promissory note are in default.

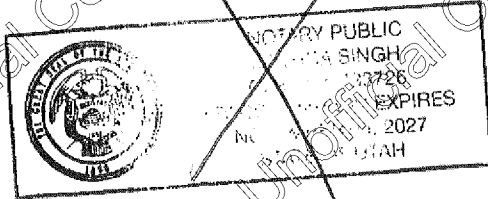
By reason of such default, **Steven W. Farnsworth, attorney at law**, as Trustee and **CLYDE CAPITAL GROUP, LLC**, a Utah limited liability company, and **MMG DESERT COLOR, LLC**, a Florida limited liability company, collectively, as Beneficiary under said Deed of Trust hereby declare all delinquent payments, together with all unpaid taxes, insurance and other obligations under the promissory note and deed of trust are due. Under the provisions of the promissory note and deed of trust, the unpaid principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorneys' fees. Accordingly, the trustee has elected to sell the property described in the deed of trust.

Dated this 3rd day of September, 2026,

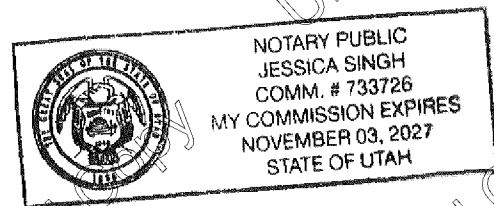
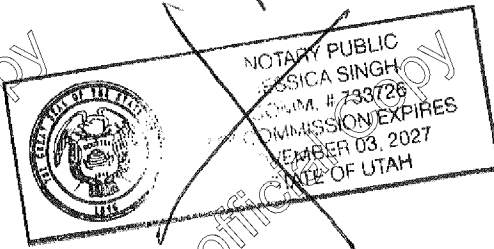

STEVEN W. FARNSWORTH, TRUSTEE

COUNTY OF UTAH)
ss.
STATE OF UTAH)

On the 3rd day of September, 2026, personally appeared before me STEVEN W. FARNSWORTH, who duly acknowledged to me that he executed the above document.



Jessica Singh
NOTARY PUBLIC



FAIR DEBT COLLECTION PRACTICES ACT NOTICE

TO: **ATARA DESERT COLOR, LLC**

Pursuant to 15 U.S.C. §1692g, you are given the following notice.

Amount of debt: **\$12,228,827.14**, plus interest, late charges and attorney's fees.

Name of creditor to whom debt is owed: **DESERT COLOR ST. GEORGE, LLC**. Unless within 30 days after you receive this Notice, you dispute the validity of the debt or a portion thereof, the debt will be assumed to be valid.

If you notify us in writing within 30 days after you receive this Notice that you dispute the debt or a portion thereof, we will obtain and mail to you verification of the debt.

If you request in writing within 30 days after you receive this notice, we will provide you with the name and address of the original creditor, if different from the current creditor.

This is an attempt to collect a debt. Any information obtained will be used for that purpose.

STEVEN W. FARNSWORTH, ATTORNEY AT LAW

Farnsworth Johnson PLLC

180 N. University Ave., Ste. 260

Provo, UT 84601

Exhibit "A"
Legal Description

THAT CERTAIN REAL PROPERTY LOCATED IN WASHINGTON COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

A.P.N.: SG-LWR-1

LOT 1, LIZARD WASH RESORT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

TOGETHER WITH EASEMENTS, RIGHTS AND PRIVILEGES APPURTENANT TO THE LAND AS CONTAINED IN THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, TERMS AND RESERVATIONS FOR DESERT COLOR COMMUNITY, RECORDED JULY 29, 2020, AS DOCUMENT ID 20200039512 IN THE WASHINGTON COUNTY RECORDER'S OFFICE, AS FURTHER AMENDED BY THE SECOND AMENDMENT TO THE AMENDED AND RESTATED DECLARATIONS OF COVENANTS, COITIONS, RESTRICTIONS, EASEMENTS, TERMS AND RESERVATIONS FOR DESERT COLOR COMMUNITY, RECORDED NOVEMBER 21, 2025, AS DOC ID 20250040385 IN THE WASHINGTON COUNTY RECORDER'S OFFICE.

Notice of Default Page 1 of 3

Gary Christensen Washington County Recorder
09/04/2026 09:28:05 AM Fee \$45.00 By KIRTON &
MCCONKIE

AFTER RECORDING, MAIL TO:

Daniel C. Dansie
KIRTON MCCONKIE
50 E. South Temple, Suite 400
Salt Lake City, UT 84111

LOT 21 FALCON RIDGE - PHASE 4

NOTICE OF DEFAULT AND ELECTION TO SELL

(Washington County Tax Parcel No. H-FAL-4-21)

NOTICE IS HEREBY GIVEN that **PS HOMES DEVELOPMENT, LLC**, a Nevada limited liability company, as Borrower and trustor, whose address is 928 Estes Cove Ave, Henderson, NV 89012, executed and delivered to **SUTHERLAND TITLE COMPANY**, as original Trustee, for the benefit of **A.W. HARDY FAMILY INVESTMENTS, LTD**, as to an undivided 56.25% interest, **DRP MANAGEMENT, INC.**, as to an undivided 31.25% interest, and **MJS REAL PROPERTIES LLC**, as to an undivided 12.5% interest, collectively, as Lender and beneficiary, that certain *Trust Deed With Assignment of Rents* ("**Trust Deed**") dated February 24, 2025, to secure the performance by said Borrower of the obligations owed to Lender under a certain *Trust Deed Note* in the original principal amount of \$1,025,134.00 ("**Note**"). The Trust Deed was recorded in the office of the Washington County Recorder, on February 26, 2025, as Entry No. 20250006387.

The Trust Deed encumbers the real property located in Washington County, Utah, with a street address of 273 E 1050 N., Hurricane, UT 84737, and is more fully described as follows ("**Property**"):

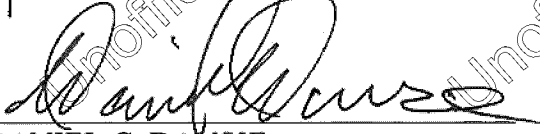
*See Legal Description attached hereto as **Exhibit A** and incorporated herein by reference.*

Lender is the owner and holder of the beneficial interest under said Trust Deed and the obligations secured thereby. **DANIEL C. DANSIE**, a member of the Utah State Bar, has been appointed as the Successor Trustee under the Trust Deed pursuant to a *Substitution of Trustee* recorded in the office of the Washington County Recorder on September 2, 2026, as Entry No. 20260033175.

NOTICE IS HEREBY GIVEN that **Borrower is in default** of the obligations evidenced by the Note, the performance of which is secured by the Trust Deed, in that the Borrower has failed to pay the sums due and owing under the Note when due. As permitted under the terms of the Note and the Trust Deed, Lender has elected to accelerate the entire unpaid principal balances of the Note, plus accrued interest, late charges, loan charges, costs, trustee's fees, and attorneys' fees and all such amounts are **now due and payable in full**. Lender hereby demands payment of all sums necessary to cure said defaults.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, pursuant to Utah Code § 57-1-19, *et seq.*, and instructions from Lender, elects to sell or cause to be sold the Property to satisfy said obligations after the time provided for in Utah Code § 57-1-24 has elapsed and further notice has been provided under Utah Code § 57-1-25. The undersigned Trustee shall also sell any personal property owned by Borrower which is covered by the security agreement contained within in the Trust Deed in connection with the foreclosure sale of the Property.

DATED this 4th day of September, 2026.


DANIEL C. DANSIE
Successor Trustee

STATE OF UTAH)

:ss.

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 4th day of September, 2026, by Daniel C. Dansie, the Successor Trustee.


NOTARY PUBLIC

SEAL

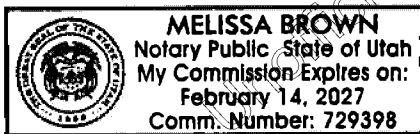


Exhibit A
(Legal Description)

Tax Parcel Number: H-FAL-4-21

Property Description:

The real property referred to herein is situated in Washington County, Utah, and is described as follows:

Lot 21, FALCON RIDGE – PHASE 4, according to the official plat thereof, as recorded in the office of the County Recorder, Washington County, State of Utah.

Notice of Default Page 1 of 3

Gary Christensen Washington County Recorder
09/04/2026 09:28:45 AM Fee \$45.00 By KIRTON &
MCCONKIE

AFTER RECORDING, MAIL TO:

Daniel C. Dansie
KIRTON MCCONKIE
50 E. South Temple, Suite 400
Salt Lake City, UT 84111

LOT 12 FALCON RIDGE - PHASE 4

NOTICE OF DEFAULT AND ELECTION TO SELL

(Washington County Tax Parcel No. H-FAL-4-12)

NOTICE IS HEREBY GIVEN that **PS HOMES, LLC**, a Nevada limited liability company, as Borrower and trustor, whose address is 928 Estes Cove Ave, Henderson, NV 89012, executed and delivered to **SUTHERLAND TITLE COMPANY**, as original Trustee, for the benefit of **A.W. HARDY FAMILY INVESTMENTS, LTD**, as to an undivided 56.25%, **DRP MANAGEMENT, INC.**, as to an undivided 31.25%, and **MJS REAL PROPERTIES LLC**, as to an undivided 12.5%, collectively, as Lender and beneficiary, that certain *Trust Deed With Assignment of Rents* ("**Trust Deed**") dated November 18, 2024, to secure the performance by said Borrower of the obligations owed to Lender under a certain *Trust Deed Note* in the original principal amount of \$1,120,000.00 ("**Note**"). The Trust Deed was recorded in the office of the Washington County Recorder, on November 21, 2024, as Entry No. 20240037237.

The Trust Deed encumbers the real property located in Washington County, Utah, with a street address of 1108 N Florence Cir., Hurricane, UT 84737, and is more fully described as follows ("**Property**"):

See Legal Description attached hereto as Exhibit A and incorporated herein by reference.

Lender is the owner and holder of the beneficial interest under said Trust Deed and the obligations secured thereby. **DANIEL C. DANSIE**, a member of the Utah State Bar, has been appointed as the Successor Trustee under the Trust Deed pursuant to a *Substitution of Trustee* recorded in the office of the Washington County Recorder on September 2, 2026, as Entry No. 20260033174.

NOTICE IS HEREBY GIVEN that **Borrower is in default** of the obligations evidenced by the Note, the performance of which is secured by the Trust Deed, in that the Borrower has failed to pay the sums due and owing under the Note when due. As permitted under the terms of the Note and the Trust Deed, Lender has elected to accelerate the entire unpaid principal balances of the Note, plus accrued interest, late charges, loan charges, costs, trustee's fees, and attorneys' fees and all such amounts are **now due and payable in full**. Lender hereby demands payment of all sums necessary to cure said defaults.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, pursuant to Utah Code § 57-1-19, *et seq.*, and instructions from Lender, elects to sell or cause to be sold the Property to satisfy said

obligations after the time provided for in Utah Code § 57-1-24 has elapsed and further notice has been provided under Utah Code § 57-1-25. The undersigned Trustee shall also sell any personal property owned by Borrower which is covered by the security agreement contained within in the Trust Deed in connection with the foreclosure sale of the Property.

DATED this 4th day of September, 2026.



DANIEL C. DANSIE
Successor Trustee

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

The foregoing instrument was acknowledged before me this 4th day of September, 2026, by Daniel C. Dansie, the Successor Trustee.



NOTARY PUBLIC

SEAL

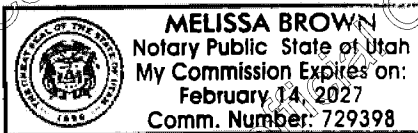


Exhibit A
(Legal Description)

Tax Parcel Number: H-FAL-4-12

Property Description:

The real property referred to herein is situated in Washington County, Utah, and is described as follows:

Lot 12, FALCON RIDGE – PHASE 4, according to the official plat thereof, as recorded in the office of the County Recorder, Washington County, State of Utah.

Notice of Default Page 1 of 3

Gary Christensen Washington County Recorder
09/04/2026 09:29:33 AM Fee \$45.00 By KIRTON &
MCCONKIE

AFTER RECORDING, MAIL TO:

Daniel C. Dansie
KIRTON MCCONKIE
50 E. South Temple, Suite 400
Salt Lake City, UT 84111

LOT 15 FALCON RIDGE - PHASE 4

NOTICE OF DEFAULT AND ELECTION TO SELL

(Washington County Tax Parcel No. H-FAL-4-15)

NOTICE IS HEREBY GIVEN that **PS HOMES DEVELOPMENT, LLC**, a Nevada limited liability company, as Borrower and trustor, whose address is 928 Estes Cove Ave, Henderson, NV 89012, executed and delivered to **SUTHERLAND TITLE COMPANY**, as original Trustee, for the benefit of **A.W. HARDY FAMILY INVESTMENTS, LTD**, as to an undivided 56.25% interest, **DRP MANAGEMENT, INC.**, as to an undivided 31.25% interest, and **MJS REAL PROPERTIES LLC**, as to an undivided 12.5% interest, collectively, as Lender and beneficiary, that certain *Trust Deed With Assignment of Rents* ("**Trust Deed**") dated March 24, 2025, to secure the performance by said Borrower of the obligations owed to Lender under a certain *Trust Deed Note* in the original principal amount of \$1,000,000.00 ("**Note**"). The Trust Deed was recorded in the office of the Washington County Recorder, on March 26, 2025, as Entry No. 20250009923.

The Trust Deed encumbers the real property located in Washington County, Utah, with a street address of 226 E 1100 N, Hurricane, UT 84737, and is more fully described as follows ("**Property**"):

See Legal Description attached hereto as Exhibit A and incorporated herein by reference.

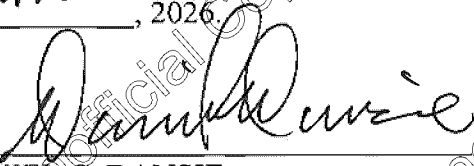
Lender is the owner and holder of the beneficial interest under said Trust Deed and the obligations secured thereby. **DANIEL C. DANSIE**, a member of the Utah State Bar, has been appointed as the Successor Trustee under the Trust Deed pursuant to a *Substitution of Trustee* recorded in the office of the Washington County Recorder on September 2, 2026, as Entry No. 20260033179.

NOTICE IS HEREBY GIVEN that **Borrower is in default** of the obligations evidenced by the Note, the performance of which is secured by the Trust Deed, in that the Borrower has failed to pay the sums due and owing under the Note when due. As permitted under the terms of the Note and the Trust Deed, Lender has elected to accelerate the entire unpaid principal balances of the Note, plus accrued interest, late charges, loan charges, costs, trustee's fees, and attorneys' fees and all such amounts are **now due and payable in full**. Lender hereby demands payment of all sums necessary to cure said defaults.

NOTICE IS HEREBY GIVEN that the undersigned Trustee, pursuant to Utah Code § 57-1-19, *et seq.*, and instructions from Lender, elects to sell or cause to be sold the Property to satisfy said

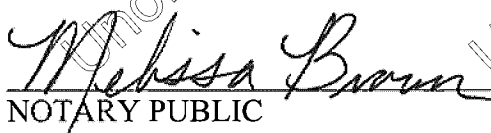
obligations after the time provided for in Utah Code § 57-1-24 has elapsed and further notice has been provided under Utah Code § 57-1-25. The undersigned Trustee shall also sell any personal property owned by Borrower which is covered by the security agreement contained within in the Trust Deed in connection with the foreclosure sale of the Property.

DATED this 4th day of September, 2026.


DANIEL C. DANSIE
Successor Trustee

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

The foregoing instrument was acknowledged before me this 4th day of September, 2026, by Daniel C. Dansie, the Successor Trustee.


NOTARY PUBLIC

SEAL

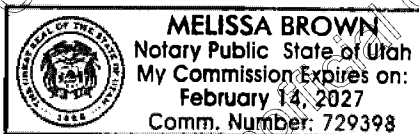


Exhibit A
(Legal Description)

Tax Parcel Number: H-FAL-4-15

Property Description:

The real property referred to herein is situated in Washington County, Utah, and is described as follows:

Lot 15, FALCON RIDGE – PHASE 4, according to the official plat thereof, as recorded in the office of the County Recorder, Washington County, State of Utah.

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder

09/04/2026 01:05:55 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.: 152335-UT

APN: H-QLE-8

NOTICE IS HEREBY GIVEN THAT KAWAN R. CARL AND BREE A. CRAFTS, AS JOINT TENANTS as Trustor, AMERICAN SECURE TITLE INSURANCE AGENCY as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCIAL RESOURCES, INC., A NEW JERSEY CORPORATION ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 5/14/2013 and recorded on 5/20/2013, as Instrument No. 20130019460 Later assumed by BREE ANNE CRAFTS, Assumption Agreement Recorded on 04/05/2021 as Instrument No. 20210024106, 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 8, QUAIL LAKE ESTATES PLANNED UNIT DEVELOPMENT AMENDED #5, 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 \$90,455.00.

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 12/1/2025 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

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. 152335-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: SEP 03 2026

ORANGE TITLE INSURANCE AGENCY, INC.



Hamsa Uchi, Authorized Signatory for Trustee

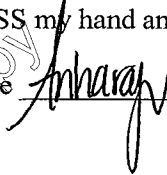
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California } ss.
 County of San Diego }

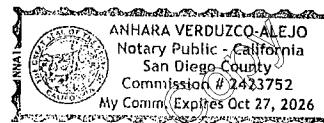
On SEP 03 2026 before me, Anhara Verduzco-Alejo, Notary Public, personally appeared HAMSA UCHI who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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



(Seal)



Notice of Default Page 1 of 1

Gary Christensen Washington County Recorder
09/08/2026 02:05:46 PM Fee \$45.00 By MILLER
HARRISON LLC

WHEN RECORDED, RETURN TO:
MILLER HARRISON LLC
5292 South College Drive, Suite 304
Murray, Utah 84123
801-692-0799
Acct: 2572

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN THAT the Mirage Estates Homeowners Association (the "Association") is the beneficiary under the Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Mirage Estates recorded on August 31, 2021 as Entry No. 20210057922 (the "Declaration"), which is recorded as record notice and perfection of the lien upon those certain lands and premises owned by Gregory McCarty, located at 199 W 2025 S #54, St. George, Utah 84770, lying in Washington County, Utah and further described as follows:

Legal Description: **SUBDIVISION: MIRAGE EST 1 (SG) LOT: 54**
Parcel ID #: **SG-ME-1-54**

A breach of the Owner's obligations has occurred, as provided in the Declaration, which obligations are secured by the above-described property, and the Owner has defaulted and failed to make payment. The Association has elected, pursuant to the terms of the Declaration and other applicable law, to declare the Owner's entire amount of unpaid common area maintenance fees, interest, and late fees, attorney's fees, and costs of collection and foreclosure to be immediately due and payable. By pursuing its rights of nonjudicial foreclosure under this Notice of Default, the Association is not attempting to, nor will the Association collect through nonjudicial foreclosure, any fine which may have accrued as part of the Association's continuing lien as precluded in Utah Code §§ 57-8a-303 and 57-8-46, whether included in the notice of lien or not. The Association further hereby gives notice that the above-described real property shall be sold to satisfy the aforesaid obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs of collection and further accruing common area maintenance fees and penalties.

In accordance with Utah Code Ann. §57-1-26(3)(b), a copy of this notice is being sent to the owner(s) of the above property. This notice reflects a debt against the property and is not an attempt to collect a debt from the owner(s), to the extent he/she/they have discharged personal liability through bankruptcy proceedings.

DATE FILED: September 8, 2026.

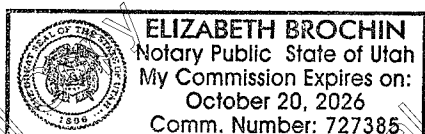
STATE OF UTAH

COUNTY OF SALT LAKE

Mirage Estates Homeowners Association


Peter H. Harrison, Attorney-in-Fact

On September 8, 2026, personally appeared before me Peter H. Harrison, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.




Notary Public

Notice of Default Page 1 of 1

Gary Christensen Washington County Recorder
 09/08/2026 03:09:42 PM Fee \$45.00 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. 51121-2019F
 Parcel No. SG-6-2-10-2423

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Equity Line of Credit Deed of Trust executed by Louis G. Birbas and Shereen Birbas, as trustor(s), in which Washington Mutual Bank, FA, a federal association is named as beneficiary, and Washington Mutual Bank is appointed trustee, and filed for record on March 31, 2005, and recorded as Entry No. 935642, in Book 1728, at Page 140, Records of Washington County, Utah.

BEGINNING AT A POINT SOUTH 89 DEGREES 23 MINUTES 33 SECONDS WEST 444.93 FEET ALONG THE 40 LINE AND NORTH 00 DEGREES 19 MINUTES 33 SECONDS WEST 33.00 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST ¼ SOUTHEAST ¼ SECTION 10, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SLB AND M, AND RUNNING THENCE NORTH 00 DEGREES 19 MINUTES 33 SECONDS WEST 80.0 FEET; THENCE EAST 125.0 FEET; THENCE SOUTH 80.0 FEET; THENCE WEST 125.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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 20, 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 8 day of September, 2026.

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



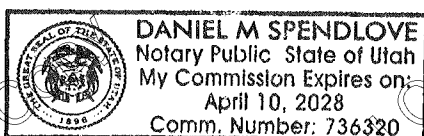
By: Marlon L. Bates
 Its: Supervising Partner

STATE OF UTAH)

: ss

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 8 day of September, 2026, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



 NOTARY PUBLIC

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder
09/08/2026 03:10:29 PM Fee \$45.00 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. 67152-169F

Parcel No. SG-5-3-6-4421-PRD (as reflected on Deed of Trust)
SG-5-3-6-4421 (as currently reflected)

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, Assignment of Leases and Rents, Fixture Filing, Security Agreement, and Financing Statement executed by Guadalajara Grill, Inc., a Utah corporation, 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 December 22, 2022, and recorded as Entry No. 20220054015, Records of Washington County, Utah.

SEE ATTACHED EXHIBIT "A"

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the June 1, 2026 monthly installment and all subsequent installments thereafter as required by the Note and failed to pay the 2023, 2024 and 2025 property taxes. 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 8 day of September, 2026.

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



By: Marlon L. Bates
Its: Supervising Partner

STATE OF UTAH

COUNTY OF SALT LAKE

: ss
)

The foregoing instrument was acknowledged before me this 8 day of September, 2026, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee:

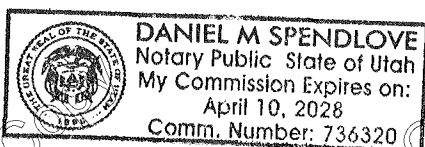

NOTARY PUBLIC

EXHIBIT "A"

BEGINNING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; THENCE RUNNING THENCE NORTH $89^{\circ}28'23''$ EAST 659.15 FEET ALONG THE SECTION LINE AND SOUTH $00^{\circ}31'37''$ EAST 591.18 FEET TO THE TRUE POINT OF BEGINNING SAID TRUE POINT OF BEGINNING BEING ON THE WEST RIGHT OF WAY LINE OF CONVENTION CENTER DRIVE, A 66.00 FOOT RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH $21^{\circ}11'37''$ WEST 129.86 FEET TO A POINT OF CURVATURE WITH A 1333.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 41.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $1^{\circ}48'02''$; THENCE LEAVING SAID RIGHT OF WAY NORTH $78^{\circ}52'05''$ WEST 229.42 FEET TO THE EAST NON ACCESS LINE OF INTERSTATE 15; THENCE NORTH $11^{\circ}07'54''$ EAST 166.06 FEET TO A RIGHT OF WAY MONUMENT; THENCE NORTH $18^{\circ}53'31''$ EAST 48.36 FEET; THENCE SOUTH $68^{\circ}48'23''$ EAST 256.19 FEET TO THE POINT OF BEGINNING.

Notice of Default Page 1 of 1

Gary Christensen Washington County Recorder
 09/08/2026 03:12:02 PM Fee \$45.00 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. 67152-170F

Parcel No. SG-666-B-2

NOTICE OF DEFAULT

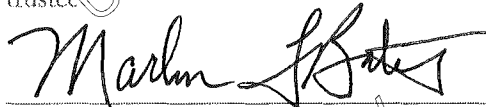
NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, Security Agreement, and Financing Statement executed by Miguel A. Perez and Sharon Perez, as trustor(s), in which Mountain America Federal Credit Union is named as beneficiary, and Mountain America Federal Credit Union is appointed trustee, and filed for record on December 22, 2022, and recorded as Entry No. 20220054014, Records of Washington County, Utah.

THE SOUTH ONE-HALF OF THE NORTH ONE-HALF (S1/2 N1/2) OF LOT ONE (1), BLOCK 45, PLAT 24, ST. GEORGE CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, 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 June 1, 2026 monthly installment and all subsequent installments thereafter as required by the Note and failed to pay the 2023, 2024 and 2025 property taxes. 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 8 day of September, 2026.

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

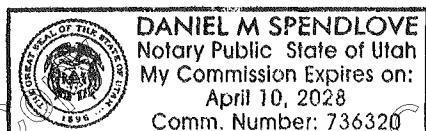
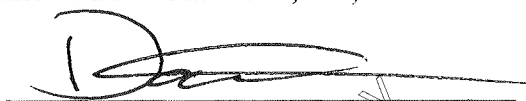


By: Marlon L. Bates
 Its: Supervising Partner

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 8 day of September, 2026, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



 NOTARY PUBLIC

Notice of Default Page 1 of 4

Gary Christensen Washington County Recorder
09/08/2026 03:15:20 PM Fee \$45.00 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. 67152-171F

NOTICE OF DEFAULT

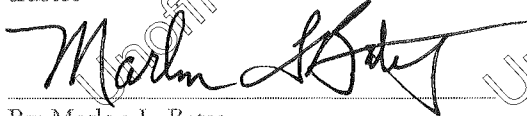
NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust, Assignment of Leases and Rents, Fixture Filing, Security Agreement, and Financing Statement executed by Guadalajara Grill, Inc., a Utah corporation, as trustor(s), 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 December 22, 2022, and recorded as Entry No. 20220054016, Records of Washington County, Utah.

SEE ATTACHED EXHIBIT "A"

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the June 1, 2026 monthly installment and all subsequent installments thereafter as required by the Note and failed to pay the 2023, 2024 and 2025 property taxes on all referenced parcels. 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 8 day of September, 2026.

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



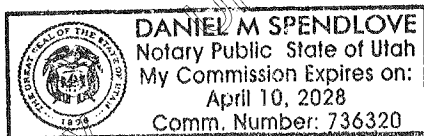
By: Marlon L. Bates

Its: Supervising Partner

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 8 day of September, 2026, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1 (LV-42-A-3):

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4SE1/4) OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 0°23'03" EAST ALONG THE 1/16 LINE, 744.69 FEET TO A POINT ON THE LA VERKIN CITY LIMITS AND THE THREAD OF THE RIVER; THENCE NORTH 67°52'36" WEST ALONG SAID LA VERKIN CITY LIMITS AND THE THREAD OF THE RIVER 668.49 FEET; THENCE CONTINUING ALONG SAID LA VERKIN CITY LIMITS AND THE THREAD OF THE RIVER, NORTH 41°51'15" WEST, 467.98 FEET; THENCE CONTINUING ALONG SAID LA VERKIN CITY LIMITS AND THE THREAD OF THE RIVER, NORTH 24°10'09" EAST, 163.02 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4SE1/4) OF SAID SECTION 26; THENCE SOUTH 89°42'28" EAST ALONG SAID NORTH LINE 859.80 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (LV-42-A-2-C):

BEGINNING AT A POINT NORTH 89°57'10" WEST ALONG THE QUARTER SECTION LINE, 1081.74 FEET FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 65°40'16" EAST 130.15 FEET; THENCE SOUTH 21°08'44" WEST 102.14 FEET; THENCE NORTH 77°41'48" WEST 185.000 FEET; THENCE NORTH 12°04'44" EAST 112.00 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE SOUTH 89°57'10" EAST, ALONG THE QUARTER SECTION LINE, 75.56 FEET TO THE POINT OF BEGINNING.

SAID PARCEL WAS PREVIOUSLY DESCRIBED ON VARIOUS RECORDED DOCUMENTS AS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 2652.4 FEET, WEST 734.3 FEET PARALLEL TO THE NORTH LINE OF SAID SECTION 26, TO STATE HIGHWAY ENGINEER'S STATION 518+53; THENCE CONTINUING WEST APPROXIMATELY 70.0 FEET, TO A POINT 10.0 FEET WEST OF THE WEST LINE OF SAID STATE HIGHWAY; THENCE SOUTH 21°04' WEST PARALLELING SAID STATE HIGHWAY 60.0 FEET, TO THE TRUE POINT OF BEGINNING, AND FROM SAID TRUE POINT OF BEGINNING, RUNNING THENCE SOUTH 21°04' WEST PARALLEL WITH SAID STATE HIGHWAY 100.0 FEET; THENCE APPROXIMATELY NORTH 77°30' WEST 185.0 FEET; THENCE APPROXIMATELY NORTH 12° EAST 112.0 FEET, MORE OR LESS, TO THE NORTH LINE OF THE NE ¼ SE 1/4 OF SAID SECTION 26; THENCE EAST ON THE NORTH LINE OF SAID NE1/4 SE1/4, A DISTANCE OF 68.0 FEET; THENCE APPROXIMATELY SOUTH 65°45' EAST 138.0 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, BEING A PART OF THE NE1/4 SE1/4 OF SAID SECTION 26.

PARCEL 3 (LV-42-A-2-2):

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°57'10" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 165.87 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE ANGUS POTTER PROPERTY AS IDENTIFIED IN BOOK 457, AT PAGE 23, OF OFFICIAL RECORDS; THENCE APPROXIMATELY SOUTH 12° WEST 11.81 FEET, MORE OR LESS, TO A CORNER OF THE ABOVE POTTER PROPERTY; THENCE SOUTH 77°30' EAST, 195.11 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF POTTER PROPERTY, AND AN EXTENSION THEREOF, TO THE WEST RIGHT OF WAY LINE OF HIGHWAY U-9; THENCE SOUTH 21°08'45" WEST, 70.37 FEET, MORE OR LESS, ALONG SAID RIGHT OF WAY LINE, TO THE NORTHWEST CORNER OF THE HOME COMPANY PROPERTY, AS IDENTIFIED IN BOOK 940, AT PAGE 587 OF OFFICIAL RECORDS; THENCE NORTH 89°57'10" WEST, 305.34 FEET, MORE OR LESS, TO THE 1/16 SECTION LINE; THENCE NORTH 00°37'49" WEST, 217.12 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 4 (LV-42-E):

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°37'49" EAST ALONG THE 1/16 LINE 217.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°37'49" EAST 373.10 FEET TO A POINT ON TOP OF A SHEAR LEDGE; THENCE SOUTH 81°11'16" EAST, ALONG SAID LEDGE 151.06 FEET TO THE WEST RIGHT OF WAY LINE OF HIGHWAY U-9; THENCE NORTH 21°08'45" EAST ALONG SAID RIGHT OF WAY LINE 424.33 FEET; THENCE NORTH 89°57'10" WEST, 305.34 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 5 (LV-42-A-2-1):

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, THENCE SOUTH ALONG 1/16 LINE 1254 FEET, MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY U-17; THENCE NORTH ALONG HIGHWAY RIGHT OF WAY TO THE NORTH LINE OF THE SOUTHEAST QUARTER; THENCE WEST TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 THENCE SOUTH 0°37'49" EAST LONG 1/16 SECTION LINE 217.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°37'49" EAST 373.1 FEET TO TOP OF SHEER LEDGE; THENCE SOUTH 81°11'16" EAST ALONG LEDGE 151.06 FEET TO THE WEST RIGHT OF WAY LINE OF HIGHWAY U-9; THENCE NORTH 21°08'45" EAST ALONG SAID RIGHT OF WAY LINE 424.33 FEET; THENCE NORTH 89°57'10" WEST 305.34 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM: BEGINNING NORTH 89°57'10" WEST 942.215 FEET ALONG COUNTY SECTION LINE AND SOUTH 21°08'45" WEST 60 FEET ALONG A LINE PARALLEL TO AND 10 FEET FROM THE WEST RIGHT OF WAY LINE OF HIGHWAY U-9 FROM THE EAST QUARTER CORNER OF SECTION 26; THENCE SOUTH 21°08'45" WEST 100 FEET; THENCE NORTH 77°30' WEST 185 FEET; THENCE NORTH 12° EAST 11805 FEET TO THE COUNTY SECTION LINE; THENCE SOUTH 89°57'10" EAST 68 FEET ALONG THE COUNTY SECTION LINE; THENCE SOUTH 65°54'44" EAST 137.41 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 THENCE SOUTH $89^{\circ}57'10''$ EAST ALONG THE QUARTER SECTION LINE 165.87 FEET MORE OR LESS TO THE NORTHWEST CORNER OF POTTER PROPERTY; THENCE SOUTH 12° WEST 111.81 FEET MORE OR LESS TO THE CORNER OF THE POTTER PROPERTY; THENCE SOUTH $77^{\circ}30'$ EAST 165.11 FEET MORE OR LESS ALONG THE SOUTH LINE OF POTTER PROPERTY AND EXTENSION TO THE WEST RIGHT OF WAY LINE OF HIGHWAY U-9; THENCE SOUTH $21^{\circ}08'45''$ WEST 70.37 FEET MORE OR LESS ALONG RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF HOME CO PROPERTY; THENCE NORTH $89^{\circ}57'10''$ WEST 305.34 FEET MORE OR LESS TO 1/16 SECTION LINE; THENCE NORTH $0^{\circ}37'49''$ WEST 217.12 FEET MORE OR LESS TO POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM: SOUTHERLY PORTION OF PROPERTY IN HURRICANE CITY.

PARCEL 6 (LV-168-B):

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, WASHINGTON COUNTY, LA VERKIN, UTAH BEGINNING AT THE CENTER EAST SIXTEENTH CORNER OF SECTION 16, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING NORTH $89^{\circ}57'10''$ WEST, A DISTANCE OF 1323.18 FEET ALONG THE CENTER SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 26, (SAID SIXTEENTH CORNER AND QUARTER CORNER BEING VERIFIED AS SHOWN ON RECORD OF SURVEY #4960-08 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER) AND RUNNING THENCE NORTH $89^{\circ}57'10''$ WEST ALONG THE CENTER SECTION LINE A DISTANCE OF 532.37 FEET TO A REBAR MARKED WITH A RED CAP AT THE EDGE OF A BASALT CLIFF; THENCE ALONG THE BASALT CLIFF THE FOLLOWING 7 COURSES, MORE OR LESS; NORTH $22^{\circ}23'21''$ EAST, A DISTANCE OF 77.49 FEET; THENCE SOUTH $80^{\circ}56'46''$ EAST, A DISTANCE OF 43.53 FEET; THENCE NORTH $56^{\circ}43'11''$ EAST, A DISTANCE OF 50.44 FEET; THENCE NORTH $76^{\circ}41'30''$ EAST, A DISTANCE OF 305.61 FEET; THENCE SOUTH $74^{\circ}24'16''$ EAST A DISTANCE OF 116.63 FEET; THENCE SOUTH $16^{\circ}43'20''$ EAST A DISTANCE OF 28.46 FEET TO THE EAST SIXTEENTH LINE OF SAID SECTION 26; THENCE ALONG SAID SIXTEENTH LINE SOUTH $0^{\circ}37'49''$ EAST A DISTANCE OF 106.83 FEET TO THE POINT OF BEGINNING.

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder
09/09/2026 09:50:55 AM 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
JBS 2511

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

NOTICE IS HEREBY GIVEN by Jenkins Bagley Sperry, PLLC, the Trustee appointed by SunRiver St George Community Association, Inc. ("Association"), that a default has occurred under that certain 2021 Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Sunriver St George Community Association ("Declaration"), in the official records of the Washington County Recorder, State of Utah, recorded on December 29, 2021, as Document ID 20210081521, and any amendments thereto, concerning real property reputed to be owned by **Howard E Baysinger, Jr. and Janice J Baysinger, husband and wife, as joint tenants ("Owner")**, covering real property located at 1663 W Morane Manor Dr, St. George, Utah 84790 ("Property"), and more particularly described as follows:

Lot 1362, Sun River St George, Phase 21, according to the Official Plat thereof, as recorded in the records of Washington County, State of Utah.

Subject to easements, restrictions, reservations and rights of way appearing of record.

TOGETHER WITH all improvements and appurtenances thereunto belonging.

PARCEL NUMBER: SG-SUR-21-1362

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 February 27, 2026, as Doc ID 20260007719. 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 8th day of September 2026.

JENKINS BAGLEY SPERRY, PLLC

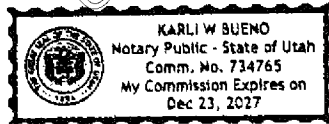

BRUCE C. JENKINS

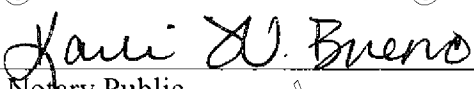
Attorney for SunRiver St George
Community Association, Inc.

STATE OF UTAH)

COUNTY OF WASHINGTON)
: ss.

On the 8th day of September 2026, personally appeared before me Bruce C. Jenkins, 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 he executed the same.




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.**

Notice of Default Page 1 of 1

Gary Christensen Washington County Recorder
09/09/2026 12:00:34 PM Fee \$45.00 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. 25065-465F
Parcel No. E-COV5-2

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 Corey M. Stevens and Sarina L. Stevens, as trustor(s), in which Deseret First Credit Union is named as beneficiary, and Meridian Title Company is appointed trustee, and filed for record on February 18, 2025, and recorded as Entry No. 20250005217, Records of Washington County, Utah.

LOT 2 COUNTRY VIEW SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the May 5, 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 9 day of September, 2026.

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

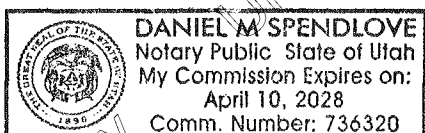


By: Marlon L. Bates
Its: Supervising Partner

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 9 day of September, 2026, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.


NOTARY PUBLIC

DOC ID 20260033963

Notice of Default Page 1 of 3

Gary Christensen Washington County Recorder
09/09/2026 01:51:29 PM Fee \$45.00 By CARR &
WOODALL

WHEN RECORDED RETURN TO:

K. Bradley Carr
1309 West South Jordan Parkway, Suite 200
South Jordan, Utah 84095
Telephone: (801) 254-9450
Hours: 8:00 a.m.- 5:00 p.m.

TS No. LC 2

APN: H-3400-W
H-3400-X
H-3400-U

NOTICE OF DEFAULT
(Successor Trustee)

NOTICE IS GIVEN that **K. BRADLEY CARR**, as Trustee, under that certain DEED OF TRUST dated April 9, 2026, and executed by **ELEVATE DEVELOPMENT GROUP, LLC**, a **Utah Limited Liability Company** as Trustor, to **THE LAW OFFICE OF JUDSON T. PITTS**, as Trustee, to secure obligations in favor of **LUMINARY CAPITAL, LLC**, a **Utah Limited Liability Company** as Beneficiary, which recorded on April 9, 2026, as Entry No. 20260013785 in the Official Records of **WASHINGTON** County, Utah, and describes the following real property:

PLEASE SEE ATTACHED EXHIBIT "A"

A breach or default in the obligation for which said Deed of Trust was conveyed as security has occurred as follows:

Failure to make the payment of principal and interest together with late charges, impounds, deposits, taxes and all other amounts due under the terms of the Note and Deed of Trust and/or modifications/amendments, if any.

By reason of such default, the Beneficiary has instructed the Trustee to cause the trust property to be sold to satisfy the obligations secured thereby.

DATED: September 9, 2026

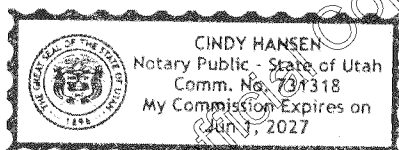
STATE OF UTAH)

: ss.

SALT LAKE COUNTY)

K. BRADLEY CARR, TRUSTEE

The foregoing instrument was acknowledged before me this 9 day of September 2026 by
K. Bradley Carr in his authorized capacity.



Cindy Hansen
NOTARY PUBLIC

Parcel 2:

The proposed Cordero Phase 3-B, Hurricane, Utah, described as follows:

Parcel of land located in the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 29, Township 42 South, Range 13 West, Salt Lake Base and Meridian, Hurricane, Utah, more particularly described as follows:

Beginning at a found marked stone marking the East Quarter corner of said Section 29; thence South $01^{\circ}00'42''$ West a distance of 865.87 feet along the East Section line of said Section 29; thence West a distance of 977.39 feet to a point of curvature of a 20.00 foot radius non-tangent curve to the right, said point also being the real point of beginning; thence Southeasterly along the arc of said curve a distance of 30.28 feet, said curve having a radial bearing of South $18^{\circ}36'56''$ West, a central angle of $88^{\circ}44'25''$ and a chord that bears South $28^{\circ}00'35''$ East a distance of 27.47 feet to a point of curvature of a 1770.00 foot radius tangent reverse curve to the left; thence Southwesterly along the arc of said curve a distance of 444.72 feet, said curve having a central angle of $14^{\circ}23'45''$ and a chord that bears South $08^{\circ}10'01''$ West a distance of 443.58 feet; thence South $00^{\circ}58'08''$ West a distance of 491.18 feet; thence South $89^{\circ}01'52''$ East a distance of 70.00 feet; thence South $00^{\circ}58'08''$ West a distance of 345.32 feet; thence North $88^{\circ}46'00''$ West a distance of 70.00 feet; thence North $89^{\circ}01'52''$ West a distance of 175.90 feet; thence North $00^{\circ}58'08''$ East a distance of 30.33 feet; thence North $89^{\circ}01'52''$ West a distance of 126.08 feet; thence North $00^{\circ}58'08''$ East a distance of 1260.00 feet to a point on the Southerly boundary of Cordero Phase one; thence the following four (4) courses along said Southerly boundary: (1) South $89^{\circ}01'52''$ East a distance of 126.08 feet; (2) thence North $81^{\circ}22'30''$ East a distance of 52.74 feet to a point of curvature of a 20.00 foot radius non-tangent curve to the right; (3) thence Northeasterly along the arc of said curve a distance of 31.44 feet, said curve having a radial bearing of South $89^{\circ}01'23''$ East, a central angle of $90^{\circ}03'18''$ and a chord that bears North $45^{\circ}59'47''$ East a distance of 28.30 feet; (3) thence South $88^{\circ}58'34''$ East a distance of 25.28 feet to a point of curvature of a 400.00 foot radius tangent curve to the right; (4) thence Southeasterly along the arc of said curve a distance of 122.81 feet, said curve having a central angle of $17^{\circ}35'29''$ and a chord that bears South $80^{\circ}10'49''$ East a distance of 122.33 feet to the point of beginning.

Parcel No.: H-3400-W

Parcel 3:

The proposed Cordero Phase 3-C, Hurricane, Utah, described as follows:

Parcel of land located in the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 29, Township 42 South, Range 13 West, Salt Lake Base and Meridian, Hurricane, Utah, more particularly described as follows:

Beginning at a found marked stone marking the East Quarter corner of said Section 29; thence South $01^{\circ}00'42''$ West a distance of 802.03 feet along the East Section line of said Section 29 to the real point of beginning; thence South $01^{\circ}00'42''$ West 1123.03 feet; thence North $88^{\circ}59'18''$ West a distance of 100.00 feet; thence North $88^{\circ}17'31''$ West a distance of 52.00 feet; thence North $88^{\circ}59'18''$ West a distance of 253.00 feet; thence North $01^{\circ}00'42''$ East a distance of 1025.98 feet to a point on the Southerly boundary of Cordero Phase Two; thence the following seven (7) courses along said Southerly boundary: (1) North $81^{\circ}07'37''$ East a distance of 206.17 feet to a point of curvature of a 626.00 foot radius tangent curve to the left; (2) thence Northeasterly along the arc of said curve a distance of 26.13 feet, said curve having a central angle of $02^{\circ}23'28''$ and a chord that bears North $79^{\circ}55'53''$ East a distance of 26.12 feet to a point of curvature of a 20.00 foot radius reverse tangent to the right; (3) thence Southeasterly along the arc of said curve a distance of 35.70 feet, said curve having a central angle of $102^{\circ}16'33''$ and a chord that bears South $50^{\circ}07'36''$ East a distance of 31.15 feet; (4) thence North $63^{\circ}24'38''$ East a distance of 58.68 feet to a point of curvature of a 20.00 foot radius non-tangent curve to the right; (5) thence Northeasterly along the arc of said curve a distance of 24.54 feet, said curve having a radial bearing of South

88°59'18" East, a central angle of 70°18'40" and a chord that bears North 36°10'02" East a distance of 23.03 feet; (6) thence North 71°19'22" East a distance of 53.99 feet to a point of curvature of a 500.00 foot radius tangent curve to the right; (7) thence Northeasterly along the arc of said curve a distance of 37.66 feet, said curve having a central angle of 04°18'57" and a chord that bears North 73°28'51" East a distance of 37.65 feet to the point of beginning.

Parcel No.: H-3400-X

Parcel 4:

Parcel of land located in the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 29, Township 42 South, Range 13 West, S.L.B.& M., Hurricane, Utah, more particularly described as follows:

Beginning at a found marked stone marking the East Quarter Corner of said Section 29; thence S. 01°00'42" W. a distance of 891.29 feet along the East Section Line of said Section 29; thence West a distance of 405.06 feet to the real point of beginning; thence S. 01°00'42" W. 939.96 feet; thence N. 88°59'18" W. a distance of 523.78 feet; thence N. 88°54'49" W. a distance of 20.01; thence N. 89°01'52" W. a distance of 70.00 feet; thence N. 00°58'08" E. a distance of 491.18 feet to a point of curvature of a 1770.00 foot radius tangent curve to the right; thence Northeasterly along the arc of said curve a distance of 444.72 feet, said curve having a central angle of 14°23'45" and a chord that bears N. 08°10'01" E. a distance of 443.56 feet to a point on the Southerly boundary of Cordero Phase 1; thence the following two (2) courses along said Southerly boundary (1) Thence S. 73°12'49" E. a distance of 70.02 feet to a point of curvature of a 20.00 foot radius non-tangent curve to the right; (2) Thence Northeasterly along the arc of said curve a distance of 30.91 feet, said curve having a radial bearing of S. 74°41'37" E., a central angle of 88°32'12" and a chord that bears N. 59°34'29" E. a distance of 27.92 feet to a point on the Southerly boundary of Cordero Phase 2; thence the following six (6) courses along said Southerly boundary; (1) Thence S. 76°09'25" E. a distance of 63.43 feet to a point of curvature of a 552.00 foot radius tangent curve to the left; (2) Thence Southeasterly along the arc of said curve a distance of 193.55 feet, said curve having a central angle of 20°05'24" and a chord that bears S. 86°12'07" E. a distance of 192.56 feet to a point of curvature of 20.00 foot radius tangent reverse curve to the right; (3) Thence Southeasterly along the arc of said curve a distance of 33.95 feet, said curve having a central angle of 97°15'31" and a chord that bears S. 47°37'03" E. a distance of 30.02 feet; (4) Thence N. 74°29'35" E. a distance of 54.24 feet to a point of curvature of a 20.00 foot radius non-tangent curve to the right; (5) Thence Northeasterly along the arc of said curve a distance of 27.97 feet, said curve having a radial bearing of S. 88°59'18" E., a central angle of 80°06'55" and a chord that bears N. 41°04'09" E. a distance of 25.74 feet; (6) Thence N. 81°07'37" E. a distance of 124.28 feet to the point of beginning.

Parcel No. H-3400-U

Notice of Default Page 1 of 3

Gary Christensen Washington County Recorder

09/09/2026 01:56:58 PM Fee \$45.00 By CARR &
WOODALLWHEN RECORDED RETURN TO:

K. Bradley Carr
1309 West South Jordan Parkway, Suite 200
South Jordan, Utah 84095
Telephone: (801) 254-9450
Hours: 8:00 a.m. - 5:00 p.m.

TS No. LC 1

APN: H-3400-V

NOTICE OF DEFAULT

(Successor Trustee)

NOTICE IS GIVEN that K. BRADLEY CARR, as Trustee under that certain DEED OF TRUST dated April 9, 2026, and executed by **DESERT LAKE DEVELOPMENT, LLC, a Utah Limited Liability Company** as Trustor, to **THE LAW OFFICE OF JUDSON T. PITTS, as Trustee**, to secure obligations in favor of **LUMINARY CAPITAL, LLC, a Utah Limited Liability Company** as Beneficiary, which recorded on April 9, 2026, as Entry No. 20260013786 in the Official Records of **WASHINGTON** County, Utah, and describes the following real property:

PLEASE SEE ATTACHED EXHIBIT "A"

A breach or default in the obligation for which said Deed of Trust was conveyed as security has occurred as follows:

Failure to make the payment of principal and interest together with late charges, impounds, deposits, taxes and all other amounts due under the terms of the Note and Deed of Trust and/or modifications/amendments, if any.

By reason of such default, the Beneficiary has instructed the Trustee to cause the trust property to be sold to satisfy the obligations secured thereby.

DATED: September 9, 2026

STATE OF UTAH

SALT LAKE COUNTY)

: ss.

K. BRADLEY CARR, TRUSTEE

The foregoing instrument was acknowledged before me this 9 day of September 2026 by
K. Bradley Carr in his authorized capacity.

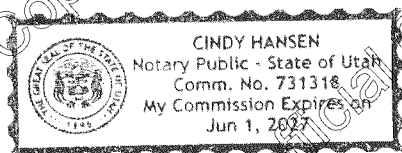
Cindy Hansen
NOTARY PUBLIC

EXHIBIT A**DESCRIPTION OF THE REAL PROPERTY**

That certain real property located in Washington County, Utah, and more particularly described as follows:

The PROPOSED CORDERO PHASE II A, SUBDIVISION, BEING LOCATED WITHIN THE FOLLOWING SURVEYED PERIMETER, AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 13 WEST, S.L.B.&M., HURRICANE, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 29; THENCE S.01°00'42"W. A DISTANCE OF 238.26 FEET ALONG THE SECTION LINE; THENCE WEST A DISTANCE OF 522.39 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF COPPER ROCK PARKWAY, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 807.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, AND SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 555.39 FEET ALONG SAID RIGHT OFWAY, SAID CURVE HAVING A RADIAL BEARING OF N.37°08'29"E. A CENTRALANGLE OF 39°25'55" AND A CHORD THAT BEARS S.72°34'29"E. A DISTANCE OF 544.49 FEET TO A POINT ON THE EAST SECTION LINE OF SAID SECTION 29; THENCE S.01°00'42"W. A DISTANCE OF 400.68 FEET ALONG SAID EAST SECTION LINE TO A POINT OF CURVATURE OF A 500.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.66 FEET, SAID CURVE HAVING A RADIAL BEARING OF S.14°21'41"E. A CENTRALANGLE OF 04°18'57" AND A CHORD THAT BEARS S.73°28'51"W. A DISTANCE OF 37.66 FEET; THENCE S.71°19'22"W. A DISTANCE OF 63.99 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.54 FEET, SAID CURVE HAVING A CENTRALANGLE OF 70°18'40" AND A CHORD THAT BEARS S.36°10'02"W. A DISTANCE OF 23.03 FEET; THENCE S.63°24'38"W. A DISTANCE OF 58.88 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.70 FEET SAID CURVE HAVING A RADIAL BEARING OF N.88°59'19"W. A CENTRALANGLE OF 102°18'33" AND A CHORD THAT BEARS N.50°07'35"W. A DISTANCE OF 31.16 FEET TO A POINT OF CURVATURE OF A 628.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 26.13 FEET, SAID CURVE HAVING A CENTRALANGLE OF 02°23'28" AND A CHORD THAT BEARS S.79°55'53"W. A DISTANCE OF 26.12 FEET; THENCE S.81°07'37"W. A DISTANCE OF 330.46 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.97 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 80°06'55" AND A CHORD THAT BEARS S.41°04'09"W. A DISTANCE OF 25.74 FEET; THENCE S.74°29'36"W. A DISTANCE OF 54.24 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.95 FEET, SAID CURVE HAVING A RADIAL BEARING OF N.89°59'19" A CENTRALANGLE OF 97°15'31" AND A CHORD THAT BEARS N.47°37'03"W. A DISTANCE OF 30.02 FEET TO A POINT OF CURVATURE OF A 552.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 193.65 FEET, SAID CURVE HAVING A CENTRALANGLE OF 20°05'24" AND A CHORD THAT BEARS N.86°12'07"W. A DISTANCE OF 192.56 FEET; THENCE N.76°09'25"W. A DISTANCE OF 63.43 FEET; THENCE N.19°12'08"E. A DISTANCE OF 52.23 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.02 FEET, SAID CURVE HAVING A RADIAL BEARING OF N.13°50'35"E. A CENTRALANGLE OF 94°36'21" AND A CHORD THAT BEARS N.28°51'15"W. A

DISTANCE OF 29.40 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 2100 WEST SAID POINT ALSO BEING A POINT OF CURVATURE OF A 1700.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 667.68 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $22^{\circ}30'11''$ AND A CHORD THAT BEARS $N.29^{\circ}42'01''E.$ A DISTANCE OF 663.40 FEET, THENCE $N.40^{\circ}57'07''E.$ A DISTANCE OF 4.89 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS TANGENT CURVE THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.09 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF $86^{\circ}11'22''$ AND A CHORD THAT BEARS $N.84^{\circ}02'48''E.$ A DISTANCE OF 27.33 FEET TO THE POINT OF BEGINNING.

Tax parcel number: H-3400-V

Notice of Default Page 1 of 1

Gary Christensen Washington County Recorder
09/10/2026 10:42:23 AM Fee \$45.00 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
Phone: (801) 476-0303
T.S. NO.: 26-21569
SK NO.: GHID01-0129

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 OPEN-END DEED OF TRUST ("Trust Deed") dated 3/2/2024, and executed by KATHRYN OREILLY, as Trustor(s), to secure certain obligations in favor of Figure Lending LLC, as Beneficiary, and Halliday Watkins and Mann, PC, as Trustee, which Trust Deed was recorded on 3/7/2024, as Entry No. 20240006785, in the Official Records of Washington County, State of Utah, describing land therein situated in Washington County, Utah, and more particularly as follows:

THE FOLLOWING REAL PROPERTY IS SITUATED IN THE COUNTY OF WASHINGTON, STATE OF UTAH,
AND DESCRIBED AS FOLLOWS:

LOT 63A, SANTA FE HILLS P.U.D. (PHASE 7), ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN
THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY STATE OF UTAH.

APN: H-SFH-7-63A

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. The installment of principal and interest and escrow amounts, if applicable, which became due on 4/8/2026, and all subsequent installments of principal and interest and escrow amounts through the date of this Notice, plus amounts that are due for late charges, delinquent property taxes, insurance premium, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with the beneficiaries efforts to protect the preserve its security, all of which must be paid as a condition of reinstatement including all sums that shall accrue through reinstatement or payoff.

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: 9/10/2026

LINCOLN TITLE INSURANCE AGENCY

By:

Kenyon D. Dove

Its: Authorized Agent

STATE OF UTAH

COUNTY OF WEBER

On 9.10.26, personally appeared before me, 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.

LUKE A MARTIN
NOTARY PUBLIC

