

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

You searched for: RecordingDateID >= Tue Sep 15 00:00:00 MDT 2026 and <= Wed Sep 30 00:00:00 MDT 2026 and Document Types Searched Over=Notice of Default

13 items found, displaying all items.1

Description	Summary	Add All to My Images
Notice of Default 20260034992	09/18/2026 11:29:51 AM, Parcel Number: SG-OLGV-1 Related: 20230024039 From: VENDORTRAK TITLE INSURANCE AGENCY LLC To: VAUGHN WAYNE LEE JR, VAUGHN MARIANNE PATRICE Subdivision: OVERLOOK AT GREEN VALLEY (SG) Lot: 1	View Image Add to My Images
Notice of Default 20260035015	09/18/2026 12:28:24 PM, Parcel Number: E-160-A-2-A Related: 20210076334 From: LINCOLN TITLE INSURANCE AGENCY To: WEAVER AUBREY, WEAVER DALLIN J Subdivision: ENTERPRISE CITY PLAT B BLK 27 (E) Lot: 2 BEGINNING AT THE SOUTHEAST CORNER OF LOT TWO (2), BLOCK T...	View Image Add to My Images
Notice of Default 20260035235	09/22/2026 08:17:14 AM, Parcel Number: SG-DSV-D-44 Related: 20220027342 From: HALLIDAY WATKINS & MANN PC To: TYNES CHRISTOPHER JORDAN, TYNES CHERISE PATRICIA Subdivision: DIXIE SUNSHINE VILLAGE D (SG) Lot: 44	View Image Add to My Images
Notice of Default 20260035236	09/22/2026 08:17:29 AM, Parcel Number: W-HHLV-1-2220 Related: 20240024898 From: HALLIDAY WATKINS & MANN PC To: DURRANT DAVID ARTHUR Subdivision: HOODOO HOLLOW AT LONG VALLEY 1 (W) Unit: 2220	View Image Add to My Images
Notice of Default 20260035332	09/22/2026 02:33:50 PM, Parcel Number: SGM-11-4-2-A Related: 20260012738, 20260035296 From: SNOW V LOWRY To: LAND VIRGIN COMPANY LLC Subdivision: MIDDLETON TOWN RESURVEY BLK 11 (SGM) Lot: 4 BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 11, MID...	View Image Add to My Images
Notice of Default 20260035641	09/25/2026 08:20:44 AM, Parcel Number: AV-2178-A-1-A Related: 20240034287 From: LINCOLN TITLE INSURANCE AGENCY To: HOLM TRAVIS S: 27 T: 42S R: 12W BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTE...	View Image Add to My Images
Notice of Default 20260035679	09/25/2026 10:56:48 AM, Parcel Number: SGM-11-4-2-A Related: 20260005808 From: HOLT DALLIN To: VIRGIN LAND COMPANY LLC Subdivision: MIDDLETON TOWN RESURVEY BLK 11 (SGM) Lot: 4 BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 11, MID...	View Image Add to My Images
Notice of Default 20260035778	09/25/2026 03:03:53 PM, Parcel Number: SG-FWS-C-35 Related: 20210020687 From: HALLIDAY WATKINS & MANN PC To: ESTEPP KIMBERLI JEAN Subdivision: FLEETWOOD SQUARE CONDO C AMD (SG) Unit: 35	View Image Add to My Images
Notice of Default 20260035785	09/25/2026 03:31:27 PM, Parcel Number: SG-OLGV-46 Related: 20240013768, 20250003613 From: HALLIDAY WATKINS & MANN PC To: EDWARDS CHRISTOPHER W Subdivision: OVERLOOK AT GREEN VALLEY (SG) Lot: 46	View Image Add to My Images
Notice of Default 20260036140	09/29/2026 01:50:52 PM, Parcel Number: SG-SBH-B-7 Related: 20240009002 From: MADSEN RICHARD H To: SPANGLER FRANK L JR Subdivision: SHADOWBROOK HOMES B (SG) Lot: 7	View Image Add to My Images
Notice of Default 20260036151	09/29/2026 02:17:33 PM, Parcel Number: W-REDV-2-72 Related: 20250026831 From: HALLIDAY WATKINS & MANN PC To: SHUMP ANTHONY DEREK CRAIG Subdivision: RED WATERS AT SUNRISE VALLEY 2 (W) Lot: 72	View Image Add to My Images
Notice of Default	09/30/2026 11:18:11 AM, Parcel Number: SG-MKL-3 Related: 20210061822 From: FIELDING KYLE C To: HOMES AND HOUSES UTAH LLC	View Image Add to My Images

Description	Summary	Add All to My Images
20260036263	Subdivision: MICKELSEN (SG) Lot: 3	
Notice of Default	09/30/2026 02:06:56 PM, Parcel Number: SG-RBTH-2-23 Related: 20230002965	
20260036325	From: LINCOLN TITLE INSURANCE AGENCY To: SHAFFER NIKOLAS RICHERD	View Image Add to My Images
	Subdivision: RIVER BREEZE TH 2 (SG) Lot: 23	

13 items found, displaying all items.1

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

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder

09/18/2026 11:29:51 AM Fee \$45.00 By

VENDORTRAK TITLE INSURANCE AGENCY, LLC

WHEN RECORDED MAIL NOTICE TO:

VendorTrak Title Insurance Agency, LLC
20 North Main, Suite 300
St. George, Utah 84770
(435) 652-5101
Order No. 418
Tax I.D. No. **SG-OLGV-1**

Space Above This Line for Recorder's Use

NOTICE OF DEFAULT AND ELECTION TO SELL

On or about August 10, 2023, Wayne Lee Vaughn Jr. and Marianne Patrice Vaughn, as Trustor, executed and delivered to Southern Utah Title Company, as Trustee, for the benefit of Jancan Blake, as Beneficiary, a certain Trust Deed to secure the performance by the Trustor of the obligations under a Note. The Trust Deed was recorded in the office of the Washington County Recorder, as Doc ID 20230024039 of the Official Records of Washington County, Utah, and covers the following real property:

Lot One (1), THE OVERLOOK AT GREEN VALLEY, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

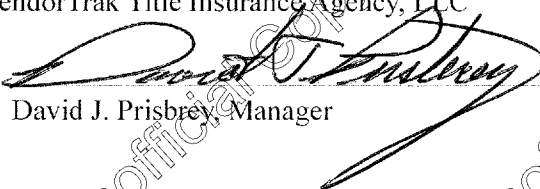
Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

Jancan Blake, is presently the holder of the beneficial interest under the Trust Deed, and VENDORTRAK TITLE INSURANCE AGENCY, LLC, is the Trustee. A breach of an obligation for which the trust property was conveyed as security has occurred. The payment obligation set forth in the promissory note is in default. All delinquent payments, together with any unpaid taxes, insurance, and other obligations under the Promissory Note and Trust Deed, are due. Under the provisions of the Note and Trust Deed, the principal balance of \$156,707.14 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 Trust Deed, as provided in Title 57, chapter 1, Utah Code Annotated (1953), as amended and supplemented.

This is an attempt to collect a debt and any information obtained will be used for the purpose.
FOR QUESTIONS, CALL (435) 652-5101, Regular Business Hours: Monday-Friday, 8:00 a.m. to 5:00 p.m. Mountain Standard Time.

Dated this 17th day of September, 2026.

VendorTrak Title Insurance Agency, LLC


David J. Prisbrey, Manager

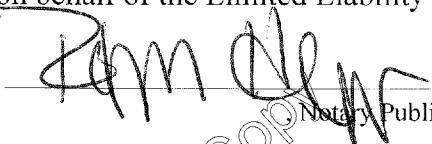
Notary on following page

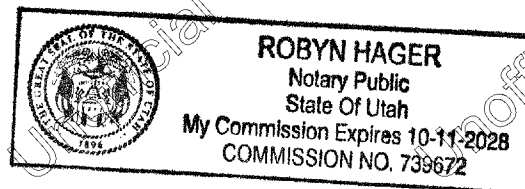
Attachment to that certain Notice of Default and Election to Sell executed by VendorTrak Title Insurance Agency, LLC.
Order No. 418
Tax I.D. No. SG-OLGV-1

NOTARY

STATE OF UTAH)
County of Washington)

On the 17 day of September, 2026, personally appeared before me, David J. Prisbrey, who being by me duly sworn, did say that the said David J. Prisbrey is a Manager of VendorTrak Title Insurance Agency, LLC, the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that he is authorized to execute this instrument on behalf of the Limited Liability Company.


_____, Notary Public



Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder
 09/18/2026 12:28:24 PM 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.: 26-21632
 SK NO.: GHID01-0136

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN that LINCOLN TITLE INSURANCE AGENCY, a title insurance company authorized and actually doing business in the State of Utah, whose business address is 5151 S 400 E, #101, Washington Terrace, UT 84405, is the duly appointed Successor Trustee under a certain DEED OF TRUST ("Trust Deed") dated 11/23/2021, and executed by AUBREY WEAVER AND DALLIN J. WEAVER, WIFE AND HUSBAND, AS JOINT TENANTS, as Trustor(s), to secure certain obligations in favor of DISCOVER BANK, as Beneficiary, and FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, which Trust Deed was recorded on 12/2/2021, as Entry No. 20210076334, 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 LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN WASHINGTON COUNTY, UT TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF LOT TWO 2, BLOCK TWENTY SEVEN 27, PLAT B, ENTERPRISE TOWN SURVEY, AND RUNNING THENCE WEST ALONG THE LOT LINE, 81.00 FEET; THENCE NORTH 263.75 FEET; THENCE EAST 81.00 FEET TO THE EAST LINE OF LOT 2 AND THE WEST LINE OF LOT 1, SAID BLOCK 27; THENCE SOUTH 44.75 FEET, MORE OR LESS, TO A POINT 219.00 FEET NORTH OF THE POINT OF BEGINNING; THENCE EAST 147.00 FEET; THENCE SOUTH 219.00 FEET TO THE SOUTH LINE OF LOT 1; THENCE WEST 147.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS A AND B:

PARCEL A:

BEGINNING AT A POINT 35.00 FEET EAST OF THE SOUTHWEST CORNER OF LOT ONE 1, BLOCK TWENTY SEVEN 27, PLAT B, ENTERPRISE TOWN SURVEY, AND RUNNING THENCE EAST ALONG THE BLOCK LINE 112.00 FEET; THENCE NORTH 120.00 FEET; THENCE WEST 112.00 FEET; THENCE SOUTH 120.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:

COMMENCING AT THE SOUTHEAST CORNER OF LOT TWO 2, BLOCK TWENTY SEVEN 27, PLAT B, ENTERPRISE TOWN SURVEY; AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 183.75 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 81.00 FEET; THENCE NORTH 80.00 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 2; THENCE EAST 81.00 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 44.75 FEET TO A POINT 35.25 FEET NORTH OF THE POINT OF BEGINNING, THENCE EAST 147.00 FEET; THENCE SOUTH 99.00 FEET; THENCE WEST 112.00 FEET; THENCE EAST 147.00 FEET; THENCE SOUTH 99.00 FEET; THENCE WEST 112.00 FEET; THENCE NORTH 63.75 FEET; THENCE WEST 35.00 FEET TO THE POINT OF BEGINNING.

APN: E-160-A-2-A

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 1/1/2026, 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.

NOTICE OF DEFAULT

T.S. NO. 26-21632

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: 9/17/2026

LINCOLN TITLE INSURANCE AGENCY

By: [Signature]

Kenyon D. Dove

Its: Authorized Agent

STATE OF UTAH

COUNTY OF WEBER

On 9-17-2026, 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.

[Signature]
NOTARY PUBLIC

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder

09/22/2026 08:17:14 AM 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. UT28510

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 May 19, 2022, and executed by Christopher Jordan Tynes and Cherise Patricia Tynes, as Trustors, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Lower, LLC., its successors and assigns as Beneficiary, but Freedom Mortgage Corporation being the present Beneficiary, in which Southern Utah Title Company was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on May 20, 2022, as Entry No. 20220027342, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

Lot Forty-Four (44), DIXIE SUNSHINE VILLAGE, PLAT "D", according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah. **TAX # SG-DSV-D-44 / 0321250**

Purportedly known as 1840 West 1100 North, Unit 44, Saint George, UT 84770 (the undersigned disclaims liability for any error in the address).

That the default which has occurred is the breach of obligations under the Trust Deed and Note which includes the failure of the 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: 09/21/2026

HALLIDAY, WATKINS & MANN, P.C.:

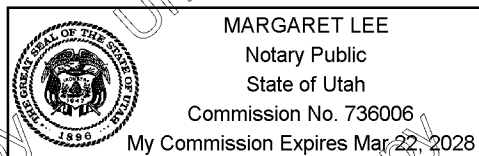
By: Jessica Oliveri

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. UT28510

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

The foregoing instrument was acknowledged before me on 09/21/2026
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

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder

09/22/2026 08:17:29 AM 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. UT29496

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 August 3, 2024, and executed by David Arthur Durant, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company, Ltd., its successors and assigns as Beneficiary, but Freedom Mortgage Corporation being the present Beneficiary, in which Cottonwood Title Insurance Agency was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on August 8, 2024, as Entry No. 20240024898, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

Unit 2220, HOODOO HOLLOW AT LONG VALLEY PHASE 1, according to the official plat thereof, as filed in the office of the Washington County Recorder, State of Utah. **TAX # W-HHLV-1-2220**

Purportedly known as 1761 South Cedar Mesa Drive, Washington, UT 84780 (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: 09/21/2026

HALLIDAY, WATKINS & MANN, P.C.:

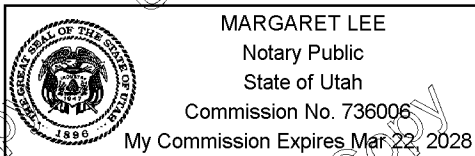
By: Jessica Oliveri

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. UT29496

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

The foregoing instrument was acknowledged before me on 09/21/2026,
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

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder
09/22/2026 02:33:50 PM Fee \$45.00 By SNOW
JENSEN & REECE

After recording, mail to:
V. Lowry Snow
SNOW JENSEN & REECE, P.C.
912 West 1600 South, Ste. B-200
St. George, UT 84770

Parcel Nos. SGM-11-4-2-A

NOTICE OF DEFAULT

To: Virgin Land Company LLC
Reggie Scout Holm
2120 South Cottonwood Canyon Rd.
Cannonville, Utah 84718

To: Virgin Land Company LLC
c/o Reggie Scout Holm
120 North Main Street
Tropic, Utah 84776

NOTICE IS HEREBY GIVEN by the undersigned Substitute Trustee that under that certain Trust Deed with Power of Sale (hereafter "Trust Deed"), delivered by Virgin Land Company LLC, a Utah limited liability company, as Trustor, on April 1, 2026, covering certain real property located in Washington County, State of Utah, and described in said Trust Deed as follows:

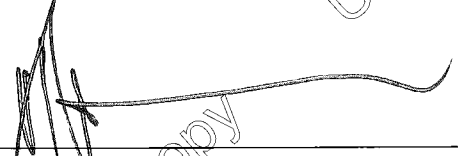
BEGINNING at the Northeast Corner of Lot 4, Block 11, MIDDLETON TOWN RE-SURVEY; thence running South 11°08' East 103.00 feet along the Easterly line of said Block 11, thence South 78°52' West 108.00 feet, thence North 11°08' West 103.00 feet to the Northerly line of said Block 11; thence North 78°52' East along said Northerly line of 108.00 feet to the point of beginning.

Parcel: SGM-11-4-2-A

Which Trust Deed was recorded on April 2, 2026, as Document No. 20260012738 in the office of the Recorder of Washington County, State of Utah. A breach of the secured Trust Deed Note for which said Trust Deed is security has occurred in that the Trustor has failed to pay the total principal owing under said obligation in the amount of \$80,000.00, plus unpaid interest and penalties, all of which was due and payable on or before June 1, 2026.

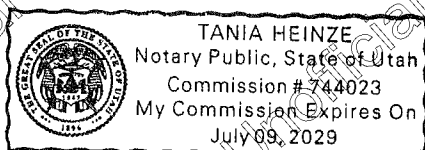
The Beneficiary has appointed V. Lowry Snow as Substitute Trustee by instrument dated September 18, 2026, which instrument was recorded as Document No. 20260035296 in the records of the County Recorder for Washington County, Utah on September 22, 2026. The undersigned Substitute Trustee has elected to sell or cause to be sold the real property described in such Deed of Trust to satisfy such obligations.

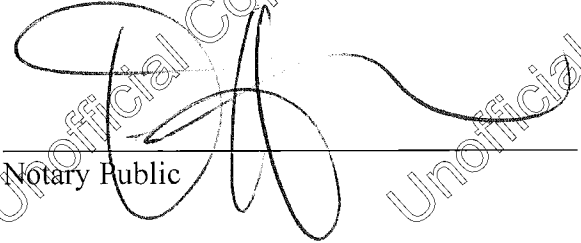
DATED this 22nd day of September 2026.


 V. Lowry Snow
 Member of the Utah State Bar
 Substitute Trustee
 912 West 1600 South, Suite B-200
 St. George, Utah 84770
 435-628-3688

STATE OF UTAH)
 : ss.
 COUNTY OF WASHINGTON)

On the 22nd day of September 2026, V. Lowry Snow, signer of the within and foregoing Notice of Default, personally appeared before me as Substitute Trustee and Member of the Utah State Bar, and duly acknowledged to me that he executed the same for the uses and purposes stated therein.




 Notary Public

Notice of Default Page 1 of 1

Gary Christensen Washington County Recorder
09/25/2026 08:20:44 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.: 26-21522
SK NO.: GHID01-0141

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN that LINCOLN TITLE INSURANCE AGENCY, a title insurance company authorized and actually doing business in the State of Utah, whose business address is 5151 S 400 E, #101, Washington Terrace, UT 84405, is the duly appointed Successor Trustee under a certain DEED OF TRUST ("Trust Deed") dated 10/18/2024, and executed by TRAVIS HOLM, as Trustor(s), to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR HOMEXPRESS MORTGAGE CORP. ITS SUCCESSORS AND ASSIGNS, as Beneficiary, and US TITLE INSURANCE AGENCY, as Trustee, which Trust Deed was recorded on 10/29/2024, as Entry No. 20240034287, in the Official Records of Washington County, State of Utah, describing land therein situated in Washington County, Utah, and more particularly as follows:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°05'44" WEST 670 FEET; THENCE SOUTH 89°54'40" WEST 380.00 FEET; THENCE SOUTH 00°05'44" EAST 670 FEET TO THE NORTH 1/16 LINE OF SECTION 27; THENCE NORTH 89°54'40" EAST 380.00 FEET ALONG SAID 1/16 LINE TO THE POINT OF BEGINNING.
SITUATED IN WASHINGTON COUNTY.

APN: AV-2178-A-1-A

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 4/1/2026, 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: 9/24/2026

LINCOLN TITLE INSURANCE AGENCY

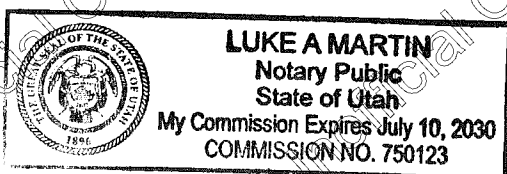
By: [Signature]

Kenyon D. Dove
Its: Authorized Agent

STATE OF UTAH

COUNTY OF WEBER

On 9.24.26, 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.



[Signature]
NOTARY PUBLIC

2
DOC # 20260035679

Notice of Default Page 1 of 2
Gary Christensen Washington County Recorder
09/25/2026 10:56:48 AM Fee \$ 45.00
By BLANCHARD HOLT



After Recording Return to:

Blanchard Holt, LLC
Attn: Dallin Holt
50 E 100 S, Suite 101
St. George, Utah 84770

NOTICE OF DEFAULT AND ELECTION TO SELL

Notice is hereby given pursuant to Utah Code Ann. Section 57-1-24(1) (1953, as amended) by the undersigned Substitute Trustee, that a breach of an obligation for which the trust property described below was conveyed as security has occurred. Such trust property was conveyed as security pursuant to a Trust Deed executed by Virgin Land Company, LLC, a Utah limited liability company, as Trustor, in which AMF Holdings, LLC, a Utah limited liability company, was named Beneficiary, and with Prospect Title (St. George), as Trustee, and filed for record in the office of the County Recorder of Washington County, State of Utah, on February 13, 2026, as Entry No. 20260005808 of the Official Records.

The trust property covered by the Trust Deed is located in Washington County, State of Utah, and more particularly described as follows:

TAX ID: SGM-11-4-2-A

BEGINNING at the Northeast Corner of Lot 4, Block 11, MIDDLETON TOWN RESURVEY; thence running South 11°08' East 103.00 feet along the Easterly line of said Block 11, thence South 78°52' West 108.00 feet; thence North 11°08' West 103.00 feet to the Northerly line of said Block 11; thence North 78°52' East along said Northerly line of 108.00 feet to the point of beginning.

The nature of the breach of the obligations under the Trust Deed and Promissory Note secured thereby includes the failure of the Trustor and subsequent owners if any, to pay the monthly installments when due, and the final payment in full of all unpaid principal and accrued interest when due, as set forth in the Promissory Note. There is also due all of the expenses and fees of collection and foreclosure.

Plus any other payments or performance required to be made under the Note or Trust Deed that are now due or become due prior to reinstatement.

Dallin Holt, Blanchard Holt, LLC, Phone: 435-688-1313, Email: dallin@blanchardholt.com, 50 E 100 S, Suite 101, St. George, Utah 84770, should be contacted for correction, clarification or quotation of the amount needed for reinstatement. You have three months from the date this Notice of Default was recorded to cure the default by paying all amounts due, plus costs and fees, as provided under Utah Code Ann. Section 57-1-31.

The obligation which the Trust Deed secures is now declared to be, and is, by its terms, accelerated, and the entire balance thereof is declared due and payable, together with interest, costs, attorney's fees, and advances for taxes and insurance, if any, subject to the provisions of Utah Code Ann. Section 57-1-31.

The Beneficiary has appointed Dallin Holt as Substitute Trustee by instrument recorded concurrently herewith in the records of the County Recorder for Washington County, Utah. The undersigned Substitute Trustee hereby declares that he elects to sell all of such property to satisfy the obligations secured thereby.

DATED this 25th day of September, 2026.

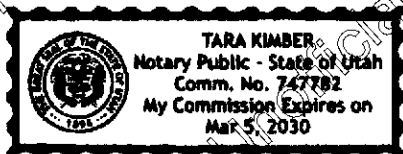
SUBSTITUTE TRUSTEE:

Dallin Holt

Dallin Holt
Member of the Utah State Bar

STATE OF UTAH)
) ss.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 25th day of September, 2026, by Dallin Holt, Substitute Trustee.



Tara Kimber
Notary Public

All correspondence and inquiries should be directed to:

Dallin Holt
Blanchard Holt, LLC
50 E 100 S, Suite 101
St. George, Utah 84770
(435) 688-1313
Email: dallin@blanchardholt.com

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder

09/25/2026 03:03:53 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. UT27124

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 19, 2021, and executed by Kimberli Jean Estepp, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Academy Mortgage Corporation, its successors and assigns as Beneficiary, but Rocket Mortgage, LLC s/b/m to Nationstar Mortgage LLC being the present Beneficiary, in which Infinity Title Insurance Agency LLC was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on March 24, 2021, as Entry No. 20210020687, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

LOT 35, CONTAINED WITHIN THE FLEETWOOD SQUARE CONDOMINIUMS AMENDED PLAT "C", A CONDOMINIUM PROJECT AS THE SAME AS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN WASHINGTON COUNTY, (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON MAY 09, 1985 IN WASHINGTON COUNTY, AS ENTRY NO. 275793 IN BOOK 376 AT PAGE 403 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED), TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECTS COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES. **TAX # SG-FWS-C-35**

Purportedly known as 1050 East 500 South, Unit 35, St 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 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: 09/25/2026

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. UT27124

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

The foregoing instrument was acknowledged before me on 09/25/2026
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 2

Gary Christensen Washington County Recorder

09/25/2026 03:31:27 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. UT28254

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 May 2, 2024, and executed by Christopher W. Edwards, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Primary Residential Mortgage, Inc., its successors and assigns as Beneficiary, but Lakeview Loan Servicing, LLC being the present Beneficiary, in which Old Republic National Title Insurance was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on May 3, 2024, as Entry No. 20240013768, and corrected pursuant to the Affidavit recorded on February 3, 2025, as Entry No. 20250003613, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

Lot Forty Six (46), THE OVERLOOK AT GREEN VALLEY, according to the official plat thereof, on file and of record in the office of the Washington County Recorder, State of Utah.

Together with: (a) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said lot, and (b) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and/or Conditions, Covenants and Restrictions, and Map may hereafter be amended or supplemented).

TAX # SG-OLGV-46

Purportedly known as 1843 West 740 S Circle, Saint George, UT 84779 aka 84737 (the undersigned disclaims liability for any error in the address).

That the default which has occurred is the breach of obligations under the Trust Deed and Note which includes the failure of the Trustor and subsequent owners if any, to pay the 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: 09/25/2026

HALLIDAY, WATKINS & MANN, P.C.:

By: Jessica Oliveri

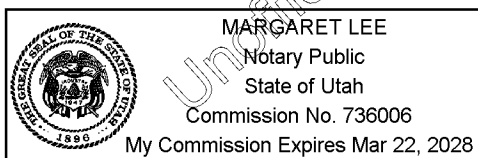
Name: Jessica Oliveri
Attorney and authorized agent of the law firm of
Halliday, Watkins & Mann, P.C., Successor Trustee
376 East 400 South, Suite 300, Salt Lake City, UT 84111
Telephone: 801-355-2886
Office Hours: Mon.-Fri., 8AM-5PM (MST)
File No. UT28254

STATE OF UTAH)

: ss.

County of Salt Lake)

The foregoing instrument was acknowledged before me on 09/25/2026,
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

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder

09/29/2026 01:50:52 PM Fee \$45.00 By RAY

QUINNEY & NEBEKER, P.C.

When Recorded Return To:

Richard H. Madsen, II (Utah Bar No. 9947)

RAY QUINNEY & NEBEKER P.C.

36 South State Street, Suite 1400

Salt Lake City, Utah 84111

NOTICE OF DEFAULT

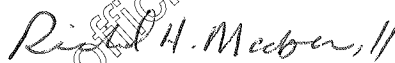
NOTICE IS HEREBY GIVEN by Richard H. Madsen, II, Esq., Trustee, that a default has occurred under that certain *Revolving Credit Deed of Trust* dated March 15, 2024, executed by Frank L. Spangler, Jr., as Trustor, in which Richard H. Madsen, II, Esq. was named as Successor Trustee and Zions Bancorporation, N.A. dba Zions First National Bank was named as Beneficiary, and recorded on March 26, 2024, as Document No. 20240009002 in the official records of Washington County, State of Utah ("**Trust Deed**"). The real property affected thereby is described as follows:

SUBDIVISION: SHADOWBROOK HOMES B (SG) LOT: 7.

For information purposes only, the real property tax identification number is SG-SBH-B-7. The street address is commonly known as 970 E 700 S 7, Saint George, UT 84790.

The obligation secured by the Trust Deed includes a Home Equity Credit Line Agreement and Disclosure ("**Note**") dated March 15, 2024, executed by Frank Spangler ("**Borrower**"), in the original principal amount of \$50,000.00, as may have been amended and/or increased or decreased from time to time. Notice is also hereby given that a breach of the obligation for which the trust property was conveyed as security has occurred, in that the Note and the Trust Deed are in default as a result of Borrower's failure to pay the required monthly principal and interest payments, as required under the Note and Trust Deed, and the debt and all outstanding amounts due under the Note have been accelerated and are immediately due.

By reason of said default, Richard H. Madsen, II, Esq., Trustee, has declared and does hereby declare all sums secured by the Trust Deed immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

DATED this 28 day of September, 2026.

Richard H. Madsen, II, Esq., Trustee

RAY QUINNEY & NEBEKER P.C.

36 South State Street, Suite 1400

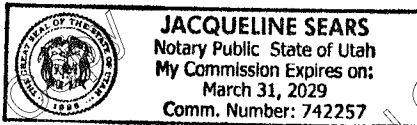
Salt Lake City, Utah 84111

(801) 532-1500

Generally available during normal business hours
(9:00 a.m. to 5:30 p.m.) Monday through Friday

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On this 28 day of September, 2026, personally appeared before me Richard H. Madsen, II, Esq., who being by me duly sworn, did say that he is the Trustee under the Trust Deed, and acknowledged that he executed the Notice of Default on behalf of the Trustee on the line provided above.



Jacqueline Sears

NOTARY PUBLIC

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder
09/29/2026 02:17:33 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. UT28468

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 July 31, 2025, and executed by Anthony Derek Craig Shump, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Village Capital & Investment LLC, its successors and assigns as Beneficiary, but Village Capital & Investment LLC being the present Beneficiary, in which FIN Title Company LLC was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on August 6, 2025, as Entry No. 20250026831, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

Lot Seventy-Two (72), Red Waters at Sunrise Valley Phase 2, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah. **TAX # W-REDV-2-72**

Purportedly known as 575 South Balancing Rock Drive, Washington, UT 84780 (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: 09/29/2026

HALLIDAY, WATKINS & MANN, P.C.:

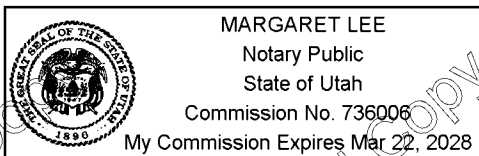
By: Jessica Oliveri

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. UT28468

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

The foregoing instrument was acknowledged before me on 09/29/2026
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

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder

09/30/2026 11:18:11 AM Fee \$45.00 By

MCDONALD FIELDING PLLC

When Recorded Return to:

McDonald Fielding, PLLC

Attn: Kyle Fielding, Esq.

230 N 1680 E Suite W2

St. George UT 84790

Parcel ID No(s).

SG-MKL-3

NOTICE OF DEFAULT AND ELECTION TO SELL

KYLE C. FIELDING, an active member of the Utah State Bar and the duly appointed successor trustee ("Trustee") under the Trust Deed described below, hereby gives notice that a default has occurred under that certain Trust Deed dated September 20, 2021, executed by Homes and Houses Utah, LLC, as trustor, for the benefit of Simple Hard Money, LLC, as beneficiary, naming First American Title Insurance Co. as original named trustee, and filed for record on 09/20/2021 as DOC ID 20210061822 in the official records of the Washington County Recorder, State of Utah, as the same may have been amended, modified, or assigned (the "Trust Deed"). The Trust Property is legally described in **Exhibit A** attached hereto and incorporated herein by this reference. A breach of the obligations for which the Trust Property was conveyed as security has occurred because the Trustor failed to pay amounts due and owing to the Beneficiary under a promissory note and/or loan agreement and amendments thereto. The obligations secured by the Trust Deed have reached maturity or have been accelerated in accordance with the applicable loan documents and remain unpaid. Therefore, pursuant to the demand and election of the current beneficiary, the Trustee hereby elects to sell or cause to be sold the Trust Property to satisfy the obligations secured by the Trust Deed, including unpaid principal, accrued interest, and all fees, charges, expenses, trustee's fees, and attorney fees recoverable under the Trust Deed, the other loan documents, and applicable law. **This is an attempt to collect a debt. Any information obtained may be used for that purpose. This communication is from a debt collector.**

DATED this September 30th, 2026.

Kyle C. Fielding, Successor Trustee

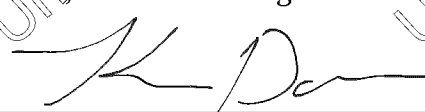
State of Florida

) ss.

County of Pinellas

On this 30th day of September, in the year 2026, before me, Kristal Paramor, a notary public, personally appeared Kyle C. Fielding, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged that he executed the same in his capacity as Successor Trustee.

Notarized online using audio-video communication technology



Notary Signature

[seal]

Exhibit A

The following land located in Washington County, State of Utah, and described as follows:

Lot 3, Mickelsen Subdivision, according to the official plat thereof on file and of record in the Washington County Recorder's Office.

For informational purposes only:

Known as Parcel No. SG-MKL-3

Known by common address of 1725 East Middleton, St. George UT 84770

Notice of Default Page 1 of 1

Gary Christensen Washington County Recorder
09/30/2026 02:06:56 PM 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.: 26-20292
SK NO.: GHID01-0110

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN that LINCOLN TITLE INSURANCE AGENCY, a title insurance company authorized and actually doing business in the State of Utah, whose business address is 5151 S 400 E, #101, Washington Terrace, UT 84405, is the duly appointed Successor Trustee under a certain DEED OF TRUST ("Trust Deed") dated 1/28/2023, and executed by NIKOLAS RICHERD SHAFFER, SOLE OWNERSHIP, as Trustor(s), to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC ITS SUCCESSORS AND ASSIGNS, as Beneficiary, and WFG NATIONAL TITLE INSURANCE COMPANY, as Trustee, which Trust Deed was recorded on 2/3/2023, as Entry No. 20230002965, 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 TRACT(S) OF LAND IN WASHINGTON COUNTY AND STATE OF UTAH DESCRIBED AS FOLLOWS: LOT TWENTY-THREE (23), RIVER BREEZE TOWNHOMES PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

APN: SG-RBTH-2-23

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 8/1/2023, 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: 9/30/2026

LINCOLN TITLE INSURANCE AGENCY

By: [Signature]

Kenyon D. Dove

Its: Authorized Agent

STATE OF UTAH

COUNTY OF WEBER

On 09/30/2026, 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.



ALEXIS MARTIN
Notary Public
State of Utah
My Commission Expires Sep. 05, 2030
COMMISSION NO. 750594

[Signature]
NOTARY PUBLIC