

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.: 127396-UT

APN: KT-12 AND KT-13A

NOTICE IS HEREBY GIVEN THAT TRACI A MILES, A MARRIED PERSON AND CODY B MILES, A MARRIED PERSON as Trustor, PARK CITY TITLE COMPANY as Trustee, in favor of WELLS FARGO HOME MORTGAGE, INC. as Beneficiary, under the Deed of Trust dated 9/10/2001 and recorded on 9/14/2001, as Instrument No. 00598203 in Book 01395 Page 00147, in the official records of Summit County, Utah, covering the following described real property situated in said County and State, to-wit:

PARCEL 1:

COMMENCING AT A POINT 80 RODS EAST AND 39 RODS SOUTH AND 10 RODS EAST AND 100 FEET SOUTH, OF THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 147.5 FEET; THENCE WEST 77 FEET; THENCE NORTH 147.5 FEET; THENCE EAST 77 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 5, KAMAS TOWNSITE, THENCE SOUTH 100 FEET; THENCE WEST 77 FEET; THENCE NORTH 100 FEET; THENCE EAST 77 FEET TO BEGINNING.

The obligation included a Note for the principal sum of \$156,750.00.

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 3/1/2024 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.


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By reason of such default, NewRez LLC D/B/A Shellpoint Mortgage Servicing, the current Beneficiary has executed and delivered to the Trustee a written declaration of default and a demand for sale, has deposited with the Trustee the deed and all documents evidencing the obligation secured thereby is immediately due and payable, and has elected and does elect to cause the trust property to be sold to satisfy the obligations secured thereby.

TRUSTEE CONTACT INFORMATION:  
ORANGE TITLE INSURANCE AGENCY, INC.  
374 East 720 South  
Orem, Utah 84058  
Phone: (800) 500-8757  
Fax: (801) 285-0964  
Hours: Monday-Friday 9a.m.-5p.m.

DATED: OCT 17 2024

ORANGE TITLE INSURANCE AGENCY, INC.  
  
Hamsa Uchi, Authorized Agent

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

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

On OCT 17 2024 before me, Jennifer De La Merced, 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 JDM (Seal)

