

14190836 B: 11464 P: 6871 Total Pages: 2
01/03/2024 08:10 AM By: vanguyen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: HALLIDAY, WATKINS & MANN, P.C.
376 EAST 400 SOUTH, SUITE 300 SALT LAKE CITY, UT 84111

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
File No. UT23668

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 December 12, 2006, and executed by Brenda Jones and Jordan Jones, as Trustors, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for New Line Mortgage Div. of Republic Mortgage Home Loans, LLC, its successors and assigns as Beneficiary, but Forethought Life Insurance Company being the present Beneficiary, in which Inwest Title Services, Inc. was named as Trustee. The Trust Deed was recorded in Salt Lake County, Utah, on December 19, 2006, as Entry No. 9944965, in Book 9396, at Page 7717-7734, of Official Records, all relating to and describing the real property situated in Salt Lake County, Utah, particularly described as follows:

Lot 642, KENNECOTT DAYBREAK PHASE II, Plat 3, according to the plat thereof as recorded in the office of the Salt Lake County Recorder, State of Utah. **TAX # 26-24-480-018-0000**

Purportedly known as 4937 West Calton Lane, South Jordan, UT 84095 (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 this 2 day of January, ²⁰²⁴~~2023~~.

HALLIDAY, WATKINS & MANN, P.C.:

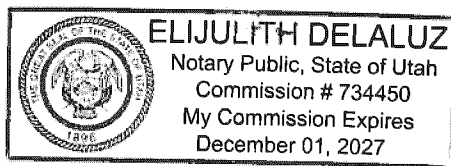
By: Hillary McCormack

Name: Hillary McCormack

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. UT23668

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

²⁰²⁴ The foregoing instrument was acknowledged before me this January 2,
~~2023~~, by Hillary McCormack as an attorney and authorized agent of the law firm of Halliday,
Watkins & Mann, P.C., the Successor Trustee.



Elijah Delaluz
Notary Public