

Notice of Default Page 1 of 2

Gary Christensen Washington County Recorder  
05/23/2023 11:01:59 AM Fee \$40.00 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. UT22400

### **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 26, 2021, and executed by Kelly Woodard and Nicole Woodard, as Trustors, in favor of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Bay Equity LLC, its successors and assigns as Beneficiary, but Lakeview Loan Servicing, LLC being the present Beneficiary, in which Terra Title Company was named as Trustee. The Trust Deed was recorded in Washington County, Utah, on March 26, 2021, as Entry No. 20210021790, of Official Records, all relating to and describing the real property situated in Washington County, Utah, particularly described as follows:

Lot Thirty-Three (33), Apple Valley Ranch Subdivision - Phase 3, according to the official plat thereof, on file in the office of the Recorder of Washington County, State of Utah. TAX # AV-AVR-3-33

Purportedly known as 1394 North Rome Way, Apple Valley, UT 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 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.

