



W3275235

WHEN RECORDED RETURN TO:

ORANGE TITLE INSURANCE AGENCY, INC.
374 East 720 South
Orem, Utah 84058
Phone: (800) 500-8757
2357080-05

E# 3275235 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
06-Mar-23 0225 PM FEE \$40.00 DEP TH
REC FOR: REAL ADVANTAGE TITLE INSURANCE COI
ELECTRONICALLY RECORDED

NOTICE OF DEFAULT

T.S. NO.: 110416-UT

APN: 04-026-0033

NOTICE IS HEREBY GIVEN THAT MARCOS J. RIVERA AND MARCOS RIVERA CORONA as Trustor, INWEST TITLE as Trustee, 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, under the Deed of Trust dated 9/22/2003 and recorded on 10/1/2003, as Instrument No. 1979407, in the official records of Weber County, Utah, covering the following described real property situated in said County and State, to-wit:

PART OF LOT 12, BLOCK 4, SOUTH OGDEN SURVEY, OGDEN CITY SURVEY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 183.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT, RUNNING THENCE SOUTH 61.8 FEET; THENCE EAST 146.5 FEET; THENCE NORTH 61.8 FEET; THENCE WEST 146.5 FEET TO THE POINT OF BEGINNING.

The obligation included a Note for the principal sum of \$67,349.00. 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 9/1/2022 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, Wells Fargo Bank, N.A., 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: MAR 02 2023

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)
County of San Diego)

On MAR 02 2023 before me, Lorelle Aoun, a 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 the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature  (Seal)

