

RECORDATION REQUESTED BY:  
Boston National Title Agency  
400 Rouser Rd. Bldg-2 / Suite 500  
Coraopolis, PA 15108 c/o SIMPLIFILE



\*W3302844\*

~~PREPARED BY AND WHEN RECORDED MAIL TO:~~

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

E# 3302844 PG 1 OF 2  
Leann H. Kilts, WEBER COUNTY RECORDER  
25-Oct-23 0151 PM FEE \$40.00 DEP RC  
REC FOR: BOSTON NATIONAL TITLE AGENCY, LLC  
ELECTRONICALLY RECORDED

## NOTICE OF DEFAULT

BMT#UT23105071

T.S. NO.: 117541-UT

APN: 17-304-0002

NOTICE IS HEREBY GIVEN THAT MELVYN K. DOUGLASS, A SINGLE PERSON as Trustor, FOUNDERS TITLE COMPANY as Trustee, in favor of WELLS FARGO BANK, N.A. as Beneficiary, under the Deed of Trust dated 9/23/2013 and recorded on 10/3/2013, as Instrument No. 2658370 the subject Deed of Trust was modified by Loan Modification recorded on 11/21/2022 as Instrument 3264260, in the official records of Weber County, Utah, covering the following described real property situated in said County and State, to-wit:

LOT 2 SLEEPY HOLLOW NORTH SUBDIVISION, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

The obligation included a Note for the principal sum of \$190,800.00.

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 6/1/2023 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

NOTICE OF DEFAULT

E# 3302844 PG 2 OF 2


T.S. NO. 117541-UT

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: October 24, 2023

ORANGE TITLE INSURANCE AGENCY, INC.

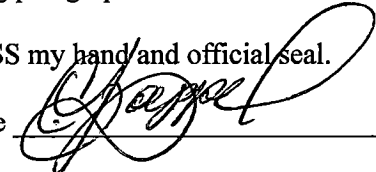
  
\_\_\_\_\_  
Hamsa Uchi, Authorized Agent

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

On OCT 24 2023 before me, Christina Poeppel, 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  (Seal)

