

**The Order of the Court is stated below:**

**Dated:** February 12, 2025      **/s/** **THOMAS LOW**  
09:16:34 AM      **District Court Judge**



**ENT 33361:2025 PG 1 of 5**  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 May 07 11:34 AM FEE 40.00 BY KR  
RECORDED FOR Halliday, Watkins & Mann, P  
ELECTRONICALLY RECORDED

Troy Parkinson, Bar Number 9011  
Benjamin J. Mann, Bar Number 12588  
Halliday, Watkins & Mann, P.C.  
8851 South Sandy Parkway, Suite 200  
Sandy, UT 84070  
Telephone: 801-355-2886  
Email: troyp@hwmlawfirm.com  
File Number: UT22585  
*Attorneys for Plaintiff*

**IN THE FOURTH JUDICIAL DISTRICT COURT, STATE OF UTAH  
UTAH COUNTY, PROVO DEPARTMENT**

SERVBANK, SB,  <b>Plaintiff,</b>  v.  ZACHARY FESTIN; UNITED STATES OF AMERICA, acting by and through the SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AXESS ENERGY LLC; UTAH STATE TAX COMMISSION; AND DOES 1-10,  <b>Defendants.</b>	<b>WRIT OF EXECUTION</b>  CIVIL NUMBER: 240403457  Honorable: Thomas Low
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To the Sheriff of Utah County:

1. A judgment has been entered against the defendants to foreclose and sell the real property as described in Paragraph 3 of the Application for Writ of Execution.
2. You are directed to seize and sell that real property commonly known as 1862 East Magnolia Circle, Eagle Mountain, UT 84005 and described below and in paragraph 3 of the Application for Writ of Execution.

Lot 423, THE LANDING AT EAGLE MOUNTAIN PHASE A - PLAT 4,  
according to the official plat thereof, on file and of record in the office of  
the Utah County Recorder, State of Utah.

Tax ID# 45:702:0423

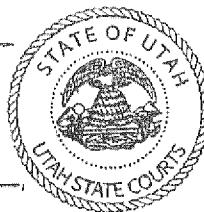
3. You are directed to serve this Writ and all attachments on the Debtors and on the people named in paragraph 4 of the application for Writ of Execution.
4. You are to return this Writ as soon as possible after receiving it, with a signed account of your actions in executing this Writ.

----- End of Order -----

----- Signature Appears at the Top of the Page -----

Troy Parkinson, Bar Number 9011  
 Benjamin J. Mann, Bar Number 12588  
 Halliday, Watkins & Mann, P.C.  
 8851 South Sandy Parkway, Suite 200  
 Sandy, UT 84070  
 Telephone: 801-355-2886  
 Fax: 801-328-9714  
 Email: troyp@hwmlawfirm.com  
 File No.: UT22585  
*Attorneys for Plaintiff*

STATE OF UTAH  
 COUNTY OF Utah  
 I hereby certify that the document to  
 which this certificate is attached is a  
 full, true and correct copy of the  
 original filed in the Utah State Courts.  
 WITNESS my hand and seal  
 this 13 day of February  
 20 25  
 DISTRICT/JUVENILE COURT



Degoray B. CLERK

**IN THE FOURTH JUDICIAL DISTRICT COURT, STATE OF UTAH  
 UTAH COUNTY, PROVO DEPARTMENT**

SERVBANK, SB,

**Plaintiff,**

v.

ZACHARY FESTIN; UNITED STATES  
 OF AMERICA, acting by and through the  
 SECRETARY OF HOUSING AND  
 URBAN DEVELOPMENT; AXESS  
 ENERGY LLC; UTAH STATE TAX  
 COMMISSION; AND DOES 1-10,

**Defendants.**

**APPLICATION FOR WRIT OF  
 EXECUTION**

CIVIL NUMBER: 240403457

Honorable: Thomas Low

Pursuant to Rule 64E, Utah Rules of Civil Procedure, Plaintiff requests the Court to issue a Writ of Execution. As cause therefore, it is stated that:

1. A Judgment and Order of Foreclosure was entered on January 24, 2025, to foreclose and sell that real property as described herein below.
2. The amount due, as of January 31, 2025, was \$508,770.77, but has since

increased with interest and cost and fee accruals.

3. The real property sought to be executed on is real property commonly known as 1862 East Magnolia Circle, Eagle Mountain, UT 84005, described as follows:

Lot 423, THE LANDING AT EAGLE MOUNTAIN PHASE A - PLAT 4, according to the official plat thereof, on file and of record in the office of the Utah County Recorder, State of Utah.

Tax ID# 45:702:0423

4. The names and addresses of the persons known to Plaintiff as having an interest in the Property are the defendants herein. Their names and last known addresses are:

Current Occupant  
1862 East Magnolia Circle  
Eagle Mountain, UT 84005

Zachary Festin  
72 W. Bermuda Dr.  
Saratoga Springs, UT 84045

Melina Shiraldi  
Melina.Shiraldi@usdoj.gov  
Assistant United States Attorney  
*Attorney for the United States of America*

P. Grant Pincock  
gpincock@aklawfirm.com  
ANDERSON & KARRENBERG LLC  
*Attorney for Axess Energy LLC*

Aaron M. Waite  
aaronmwaite@agutah.gov  
Assistant Attorney General  
*Attorney for Utah State Tax Commission*

5. I request that a Writ of Execution be issued directing the Utah County Sheriff

to seize and sell the real property described herein above.

I have not included any non-public information in this document. I declare under penalty of Utah Code Section 78B-5-705 that everything stated in this document is true and correct.

DATED this 11<sup>th</sup> day of February, 2025

/s/ Troy Parkinson  
Troy Parkinson  
Halliday, Watkins & Mann, P.C.

Certificate of Mailing

I certify that on the 11th day of February, 2025, I caused a copy of the foregoing Application for Writ of Execution to be electronically filed using the Court's electronic filing system, which sent electronic notice to those registered to receive it, and I also cause the foreclosing be mailed, postage prepaid to:

Current Occupant  
1862 East Magnolia Circle  
Eagle Mountain, UT 84005

Zachary Festin  
72 W. Bermuda Dr.  
Saratoga Springs, UT 84045

Melina Shiraldi  
Assistant United States Attorney  
*Attorney for the United States of America*

P. Grant Pincock  
ANDERSON & KARENBERG LLC  
*Attorney for Axess Energy LLC*

Aaron M. Waite  
Assistant Attorney General  
*Attorney for Utah State Tax Commission*

/s/ Troy Parkinson