



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

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File Number: UT22585
Attorneys for Plaintiff

**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.

WRIT OF EXECUTION

CIVIL NUMBER: 240403457

Honorable: Thomas Low

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.

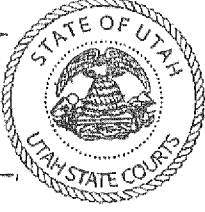
4. You are to return this Writ as soon as possible after receiving it, with a signed
account of your actions in executing this Writ.

----- 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.
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 Sandy, UT 84070
 Telephone: 801-355-2886
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 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
Degeray 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
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Assistant United States Attorney
Attorney for the United States of America

P. Grant Pincock
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ANDERSON & KARRENBURG LLC
Attorney for Axxess Energy LLC

Aaron M. Waite
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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 11th 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 & KARRENBURG LLC
Attorney for Axxess Energy LLC

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

/s/ Troy Parkinson