

Mail Tax Notice to:
Lakeview Loan Servicing, LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019

ENT 91655:2025 PG 1 of 1
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Nov 24 09:13 AM FEE 40.00 BY LT
RECORDED FOR Halliday, Watkins & Mann, P
ELECTRONICALLY RECORDED

In the Third Judicial District Court

Utah County, State of Utah,
Provo Department

SERVBANK, SB,
Plaintiff,

vs.

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,

Certificate of Sale
of Real Estate
Case No. 240403457

State of Utah)ss.
County of Utah)

I, Michael L. Smith, Sheriff of Utah County, State of Utah, do hereby certify that under and by virtue of the final judgment and decree of the Fourth Judicial District Court heretofore duly made, rendered and entered in the above entitled case, and of an Execution duly issued therein and to me duly directed and delivered as Sheriff of said Utah County, whereby I was commanded to sell the property hereinafter described, or so much thereof as might be necessary, according to law, and to apply the proceeds of such sale towards the satisfaction of the judgment in said action, amounting to the sum of \$474,221.27 with interest, counsel fees, taxes, and costs of suit, amounting in all to the sum of \$508,770.77, and on the 6th day of November A.D. 2025, after due and legal notice, I sold at public auction, according to the statute in such cases made and provided to Lakeview Loan Servicing, LLC, who was the highest and best bidder therefore, for the sum of \$359,640.00, which was the highest and best sum bid and which was the whole price paid by Lakeview Loan Servicing, LLC all the right, title and interest of said defendants, in and to the real estate described in said Execution, and particularly described as follow, to-wit:

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.
Physical Address: 1862 East Magnolia Circle, Eagle Mountain, UT 84005
Tax ID# 45:702:0423

and the same is subject to redemption in lawful money of the United States pursuant to the statute in such cases made and provided.

Dated at Provo City, Utah, this 10th day of November 2025,

Michael L. Smith, Sheriff of Utah County, State of Utah

By M. Drussel
M. Drussel Deputy Sheriff

SUBSCRIBED AND SWORN TO before me on this 10th day of November, 2025

Public [Signature] Notary



Residing in Provo, Utah

My commission expires 09-22-2026