

## ListSource.com - Default Foreclosures

<b>Rec # :</b> 1) <b>Property Address</b> 173 E FIDDLERS CANYON RD 59 CEDAR CITY, UT 84721-8657  <b>County :</b> IRON <b>Parcel ID :</b> 04-902-67 <b>Owner Occupied :</b> Y <b>Foreclosure Information :</b>	<b>Owner Information</b> ZACHARY GUY SCOTT & SAGE E SCOTT 173 E FIDDLERS CANYON RD UNIT 59 CEDAR CITY UT 84721 - 8657  <b>Property Type :</b> RESIDENTIAL (NEC)
<b>Recent Added Date</b> 03/15/2025 <b>Doc Type :</b> NOTICE OF TRUSTEE'S SALE <b>Recording Date :</b> 03/06/2025 <b>Doc # :</b> 829948 <b>Lender Name :</b> FREEDOM MTG CORP <b>Lender Address :</b> <b>Lender Phone :</b> <b>Attorney Name :</b> <b>Attorney Phone</b> <b>Trustee Name :</b> HALLIDAY WATKINS & MANN PC <b>Trustee Address :</b> 376 E 400 S STE 300 SALT LAKE CITY UT 84111-2906	<b>Fore Effective</b> 03/06/2025 <b>Lien position :</b> 1  <b>Trustee Sale# :</b> UT26043 <b>Trustee Phone :</b>
	<b>CLTV Ratio :</b> <b>Current Value :</b> <b>Orig Rec. Date</b> 05/10/2019 <b>Original Doc# :</b> 728074 <b>Orig Lender :</b> STEARNS LNDG LLC <b>Orig Mtg Amt :</b> \$221,154 <b>Default Amt :</b> <b>Unpaid Balance</b> <b>Case# :</b> <b>Plaintiff :</b>

<b>Rec # :</b> 2) <b>Property Address</b> 222 E 650 S 10 IVINS, UT 84738-5049  <b>County :</b> WASHINGTON <b>Parcel ID :</b> I-ELFC-2-10 <b>Owner Occupied :</b> Y <b>Foreclosure Information :</b>	<b>Owner Information</b> GARTH E WARATH 222 E 650 S # 10 IVINS UT 84738 - 5049  <b>Property Type :</b> CONDOMINIUM
<b>Recent Added Date</b> 03/14/2025 <b>Doc Type :</b> NOTICE OF TRUSTEE'S SALE <b>Recording Date :</b> 03/05/2025 <b>Doc # :</b> 7294 <b>Lender Name :</b> FREEDOM MTG CORP <b>Lender Address :</b> <b>Lender Phone :</b> <b>Attorney Name :</b> <b>Attorney Phone</b> <b>Trustee Name :</b> HALLIDAY WATKINS & MANN PC <b>Trustee Address :</b> 376 E 400 S STE 300 SALT LAKE CITY UT 84111-2906	<b>Fore Effective</b> 03/05/2025 <b>Lien position :</b> 1  <b>Trustee Sale# :</b> UT26037 <b>Trustee Phone :</b>
	<b>CLTV Ratio :</b> <b>Current Value :</b> <b>Orig Rec. Date</b> 01/20/2021 <b>Original Doc# :</b> 4131 <b>Orig Lender :</b> NORTH AMERICAN SVGS BK FSB <b>Orig Mtg Amt :</b> \$251,632 <b>Default Amt :</b> <b>Unpaid Balance</b> <b>Case# :</b> <b>Plaintiff :</b>

<b>Rec # :</b> 3) <b>Property Address</b> 325 W 200 N LA VERKIN, UT 84745-5219  <b>County :</b> WASHINGTON <b>Parcel ID :</b> LV-OSS-1-6 <b>Owner Occupied :</b> Y <b>Foreclosure Information :</b>	<b>Owner Information</b> ROGER O MURPHEY & LYN MONI 325 W 200 N LA VERKIN UT 84745 - 5219  <b>Property Type :</b> SFR
<b>Recent Added Date</b> 03/22/2025 <b>Doc Type :</b> NOTICE OF SALE <b>Recording Date :</b> 03/12/2025 <b>Doc # :</b> <b>Lender Name :</b> NO LENDER ON DOCUMENT <b>Lender Address :</b> <b>Lender Phone :</b> <b>Attorney Name :</b> <b>Attorney Phone</b> <b>Trustee Name :</b> ORANGE TITLE INSURANCE AGENCY <b>Trustee Address :</b> 374 E 720 S OREM UT 84058-6342	<b>Fore Effective</b> 03/12/2025 <b>Lien position :</b> 1  <b>Trustee Sale# :</b> 112701UT <b>Trustee Phone :</b>
	<b>CLTV Ratio :</b> <b>Current Value :</b> <b>Orig Rec. Date</b> 11/01/2017 <b>Original Doc# :</b> <b>Orig Lender :</b> <b>Orig Mtg Amt :</b> \$146,250 <b>Default Amt :</b> <b>Unpaid Balance</b> <b>Case# :</b> <b>Plaintiff :</b>

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<b>Rec # :</b> 4) <b>Property Address</b> 2485 ARROWHEAD TRL SANTA CLARA, UT 84765-5453  <b>County :</b> WASHINGTON <b>Parcel ID :</b> SC-WWRS-3 <b>Owner Occupied :</b> Y	<b>Owner Information</b> JACE JEFFERY WITTWER & LAUREN WITTWER 2485 ARROWHEAD TRL SANTA CLARA UT 84765 - 5453	
<b>Foreclosure Information :</b>		
<b>Recent Added Date</b> 03/27/2025 <b>Doc Type :</b> NOTICE OF DEFAULT <b>Recording Date :</b> 03/12/2025 <b>Doc # :</b> 8046 <b>Lender Name :</b> SECURITY SVC FCU <b>Lender Address :</b> <b>Lender Phone :</b> <b>Attorney Name :</b> <b>Attorney Phone</b> <b>Trustee Name :</b> HALLIDAY WATKINS & MANN PC <b>Trustee Address :</b> 376 E 400 S STE 300 SALT LAKE CITY UT 84111-2906	<b>Property Type :</b> SFR  <b>Fore Effective</b> 03/11/2025 <b>Lien position :</b> 1  <b>Trustee Sale# :</b> UT25981 <b>Trustee Phone :</b>	<b>CLTV Ratio :</b> <b>Current Value :</b> <b>Orig Rec. Date</b> 03/24/2016 <b>Original Doc# :</b> 10155 <b>Orig Lender :</b> FIRST COLONY MTG <b>Orig Mtg Amt :</b> \$224,000 <b>Default Amt :</b> <b>Unpaid Balance</b> <b>Case# :</b> <b>Plaintiff :</b>

<b>Rec # :</b> 5) <b>Property Address</b> 450 N 300 W LA VERKIN, UT 84745-5200  <b>County :</b> WASHINGTON <b>Parcel ID :</b> LV-CR-1-23 <b>Owner Occupied :</b> Y	<b>Owner Information</b> JUSTIN WORTHEN 450 N 300 W LA VERKIN UT 84745 - 5200	
<b>Foreclosure Information :</b>		
<b>Recent Added Date</b> 03/27/2025 <b>Doc Type :</b> NOTICE OF DEFAULT <b>Recording Date :</b> 03/07/2025 <b>Doc # :</b> 7651 <b>Lender Name :</b> PENNYMAC LN SVCS LLC <b>Lender Address :</b> <b>Lender Phone :</b> <b>Attorney Name :</b> <b>Attorney Phone</b> <b>Trustee Name :</b> ORANGE TITLE INSURANCE AGENCY <b>Trustee Address :</b> 374 E 720 S OREM UT 84058-6342	<b>Property Type :</b> SFR  <b>Fore Effective</b> 03/05/2025 <b>Lien position :</b> 1  <b>Trustee Sale# :</b> 132684UT <b>Trustee Phone :</b>	<b>CLTV Ratio :</b> <b>Current Value :</b> <b>Orig Rec. Date</b> 09/11/2019 <b>Original Doc# :</b> 36802 <b>Orig Lender :</b> PENNYMAC LN SVCS LLC <b>Orig Mtg Amt :</b> \$200,000 <b>Default Amt :</b> <b>Unpaid Balance</b> <b>Case# :</b> <b>Plaintiff :</b>

<b>Rec # :</b> 6) <b>Property Address</b> 376 E 300 S ST2 ST GEORGE, UT 84770-3668  <b>County :</b> WASHINGTON <b>Parcel ID :</b> SG-HP-2 <b>Owner Occupied :</b> Y	<b>Owner Information</b> STUART D MITCHELL 376 E 300 S APT 2 SAINT GEORGE UT 84770 - 3668	
<b>Foreclosure Information :</b>		
<b>Recent Added Date</b> 03/27/2025 <b>Doc Type :</b> NOTICE OF TRUSTEE'S SALE <b>Recording Date :</b> 03/13/2025 <b>Doc # :</b> 8332 <b>Lender Name :</b> STATE BK/STHRN UT <b>Lender Address :</b> <b>Lender Phone :</b> <b>Attorney Name :</b> SNOW CALDWELL <b>Attorney Phone</b> <b>Trustee Name :</b> HEATH H SNOW <b>Trustee Address :</b> 253 W ST GEORGE BLVD ST GEORGE UT 84770-3351	<b>Property Type :</b> CONDOMINIUM  <b>Fore Effective</b> 03/13/2025 <b>Lien position :</b> 2  <b>Trustee Sale# :</b> <b>Trustee Phone :</b>	<b>CLTV Ratio :</b> <b>Current Value :</b> <b>Orig Rec. Date</b> 09/28/2022 <b>Original Doc# :</b> 44664 <b>Orig Lender :</b> STATE BK/STHRN UT <b>Orig Mtg Amt :</b> \$97,000 <b>Default Amt :</b> <b>Unpaid Balance</b> <b>Case# :</b> <b>Plaintiff :</b>

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<b>Rec # :</b> 7) <b>Property Address</b> 3583 S 6100 W CEDAR CITY, UT 84720-8859  <b>County :</b> IRON <b>Parcel ID :</b> 03-071-88 <b>Owner Occupied :</b> Y <b>Foreclosure Information :</b>	<b>Owner Information</b> KEISHA BOWMAN 3583 S 6100 W CEDAR CITY UT 84720 - 8859  <b>Property Type :</b> RESIDENTIAL (NEC)  <b>Fore Effective</b> 03/04/2025 <b>Lien position :</b> 1  <b>Trustee Sale# :</b> 130864UT <b>Trustee Phone :</b>
<b>Recent Added Date</b> 03/15/2025 <b>Doc Type :</b> NOTICE OF DEFAULT <b>Recording Date :</b> 03/05/2025 <b>Doc # :</b> 829854 <b>Lender Name :</b> CHASE BK USA NA <b>Lender Address :</b> <b>Lender Phone :</b> <b>Attorney Name :</b> <b>Attorney Phone</b> <b>Trustee Name :</b> ORANGE TITLE INSURANCE AGENCY <b>Trustee Address :</b> 374 E 720 S OREM UT 84058-6342	<b>CLTV Ratio :</b> <b>Current Value :</b> <b>Orig Rec. Date</b> 01/25/2006 <b>Original Doc# :</b> 521548 <b>Orig Lender :</b> CHASE BK USA NA <b>Orig Mtg Amt :</b> \$126,500 <b>Default Amt :</b> <b>Unpaid Balance</b> <b>Case# :</b> <b>Plaintiff :</b>

<b>Rec # :</b> 8) <b>Property Address</b> 536 S MAY DR CEDAR CITY, UT 84720-  <b>County :</b> IRON <b>Parcel ID :</b> 04-987-63 <b>Owner Occupied :</b> Y <b>Foreclosure Information :</b>	<b>Owner Information</b> RODNEY ALAN BALL & VIDAJETSSY BALL 536 S MAY DR CEDAR CITY UT 84720 -  <b>Property Type :</b> RESIDENTIAL (NEC)  <b>Fore Effective</b> 03/05/2025 <b>Lien position :</b> 1  <b>Trustee Sale# :</b> UTAH04-6686 <b>Trustee Phone :</b>
<b>Recent Added Date</b> 03/19/2025 <b>Doc Type :</b> NOTICE OF SALE <b>Recording Date :</b> 03/05/2025 <b>Doc # :</b> <b>Lender Name :</b> DHI MTG CO <b>Lender Address :</b> 8215 S EASTERN AVE LAS VEGAS NV 89123 <b>Lender Phone :</b> <b>Attorney Name :</b> SMITH KNOWLES PC <b>Attorney Phone</b> <b>Trustee Name :</b> SMITH P C KNOWLES <b>Trustee Address :</b> 4723 HARRISON BLVD # 200 OGDEN UT 84403-4304	<b>CLTV Ratio :</b> <b>Current Value :</b> <b>Orig Rec. Date</b> 09/07/2023 <b>Original Doc# :</b> 809646 <b>Orig Lender :</b> DHI MTG CO LTD <b>Orig Mtg Amt :</b> \$271,611 <b>Default Amt :</b> <b>Unpaid Balance</b> <b>Case# :</b> <b>Plaintiff :</b>

<b>Rec # :</b> 9) <b>Property Address</b> 60 N 4050 W CEDAR CITY, UT 84720-8053  <b>County :</b> IRON <b>Parcel ID :</b> 03-796-74 <b>Owner Occupied :</b> Y <b>Foreclosure Information :</b>	<b>Owner Information</b> NELS JACOBSON & DONNA JACOBSON 60 N 4050 W CEDAR CITY UT 84720 - 8053  <b>Property Type :</b> RESIDENTIAL (NEC)  <b>Fore Effective</b> 03/12/2025 <b>Lien position :</b> 1  <b>Trustee Sale# :</b> UT26047 <b>Trustee Phone :</b>
<b>Recent Added Date</b> 03/22/2025 <b>Doc Type :</b> NOTICE OF DEFAULT <b>Recording Date :</b> 03/12/2025 <b>Doc # :</b> 830139 <b>Lender Name :</b> PENNYMAC LN SVCS LLC <b>Lender Address :</b> <b>Lender Phone :</b> <b>Attorney Name :</b> <b>Attorney Phone</b> <b>Trustee Name :</b> HALLIDAY WATKINS & MANN PC <b>Trustee Address :</b> 376 E 400 S STE 300 SALT LAKE CITY UT 84111-2906	<b>CLTV Ratio :</b> <b>Current Value :</b> <b>Orig Rec. Date</b> 10/13/2021 <b>Original Doc# :</b> 779078 <b>Orig Lender :</b> CARDINAL FIN'L CO LP <b>Orig Mtg Amt :</b> \$364,672 <b>Default Amt :</b> <b>Unpaid Balance</b> <b>Case# :</b> <b>Plaintiff :</b>

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<b>Rec # :</b> 10)	<b>Owner Information</b>	
<b>Property Address</b> , UT -	JEFFERY M BIEBER 840 TWIN LAKES DR UNIT 303 ST GEORGE UT 84770 - 8612	
<b>County :</b> WASHINGTON		
<b>Parcel ID :</b> SG-TLP-3-3		
<b>Owner Occupied :</b>	<b>Property Type :</b> MOBILE HOME LOT	
<b>Foreclosure Information :</b>		
<b>Recent Added Date</b> 03/22/2025	<b>Fore Effective</b> 03/12/2025	<b>CLTV Ratio :</b>
<b>Doc Type :</b> NOTICE OF SALE	<b>Lien position :</b>	<b>Current Value :</b>
<b>Recording Date :</b> 03/12/2025		<b>Orig Rec. Date</b> 03/15/2017
<b>Doc # :</b>		<b>Original Doc# :</b>
<b>Lender Name :</b> NO LENDER ON DOCUMENT		<b>Orig Lender :</b>
<b>Lender Address :</b>		<b>Orig Mtg Amt :</b>
<b>Lender Phone :</b>		<b>Default Amt :</b>
<b>Attorney Name :</b>		<b>Unpaid Balance</b>
<b>Attorney Phone</b>	<b>Trustee Sale# :</b>	<b>Case# :</b>
<b>Trustee Name :</b> MILLER HARRISON LLC	<b>Trustee Phone :</b>	<b>Plaintiff :</b>
<b>Trustee Address :</b> 5292 S COLLEGE DR STE 304 MURRAY UT 84123-2991		