

## ListSource.com - Default Foreclosures

<b>Rec # :</b> 1)	<b>Owner Information</b>	
<b>Property Address</b> 260 W MAIN ST SALINA, UT 84654-1154	ZAKARY BAUMGARTNER PO BOX 55 SALINA UT 84654 - 0055	
<b>County :</b> SEVIER		
<b>Parcel ID :</b> 1-S29-18		
<b>Owner Occupied :</b>	<b>Property Type :</b> SFR	
<b>Foreclosure Information :</b>		
<b>Recent Added Date</b> 04/11/2024	<b>Fore Effective</b> 03/13/2024	<b>CLTV Ratio :</b>
<b>Doc Type :</b> NOTICE OF TRUSTEE'S SALE	<b>Lien position :</b> 1	<b>Current Value :</b>
<b>Recording Date :</b> 03/14/2024		<b>Orig Rec. Date</b> 07/20/2022
<b>Doc # :</b> 437379		<b>Original Doc# :</b> 430352
<b>Lender Name :</b> MATRIX FIN'L SVCS		<b>Orig Lender :</b> UNITED WHOLESALE MTG
<b>Lender Address :</b>		<b>Orig Mtg Amt :</b> \$199,400
<b>Lender Phone :</b>		<b>Default Amt :</b>
<b>Attorney Name :</b>		<b>Unpaid Balance</b>
<b>Attorney Phone</b>	<b>Trustee Sale# :</b> UT24162	<b>Case# :</b>
<b>Trustee Name :</b> HALLIDAY WATKINS & MANN PC	<b>Trustee Phone :</b>	<b>Plaintiff :</b>
<b>Trustee Address :</b> 376 E 400 S STE 300 SALT LAKE CITY UT 84111-2906		

<b>Rec # :</b> 2)	<b>Owner Information</b>	
<b>Property Address</b> 16 N LIONS HEAD CIR WASHINGTON, UT 84780-8462	TANA D GABRIEL & DANIEL NATHAN TOLKAN 16 N LIONS HEAD CIR WASHINGTON UT 84780 - 8462	
<b>County :</b> WASHINGTON		
<b>Parcel ID :</b> W-LHHE-155		
<b>Owner Occupied :</b> Y	<b>Property Type :</b> SFR	
<b>Foreclosure Information :</b>		
<b>Recent Added Date</b> 04/14/2024	<b>Fore Effective</b> 03/28/2024	<b>CLTV Ratio :</b>
<b>Doc Type :</b> NOTICE OF DEFAULT	<b>Lien position :</b> 1	<b>Current Value :</b>
<b>Recording Date :</b> 03/28/2024		<b>Orig Rec. Date</b> 11/16/2021
<b>Doc # :</b> 9330		<b>Original Doc# :</b> 73369
<b>Lender Name :</b> QUONTIC BK		<b>Orig Lender :</b> QUONTIC BK
<b>Lender Address :</b>		<b>Orig Mtg Amt :</b> \$1,214,500
<b>Lender Phone :</b>		<b>Default Amt :</b>
<b>Attorney Name :</b>		<b>Unpaid Balance</b>
<b>Attorney Phone</b>	<b>Trustee Sale# :</b> 2710802F	<b>Case# :</b>
<b>Trustee Name :</b> SCALLEY READING BATES HANSEN &	<b>Trustee Phone :</b>	<b>Plaintiff :</b>
<b>Trustee Address :</b> 15 W SOUTH TEMPLE STE 600 SALT LAKE CITY UT 84101-1536		

<b>Rec # :</b> 3)	<b>Owner Information</b>	
<b>Property Address</b> 840 S 400 E 62 SAINT GEORGE, UT 84770-5537	MICHELLE FINK & CHRISTINA FINK 840 S 400 E APT 62 SAINT GEORGE UT 84770 - 5537	
<b>County :</b> WASHINGTON		
<b>Parcel ID :</b> SG-SPTH-5-62		
<b>Owner Occupied :</b> Y	<b>Property Type :</b> CONDOMINIUM	
<b>Foreclosure Information :</b>		
<b>Recent Added Date</b> 03/27/2024	<b>Fore Effective</b> 03/14/2024	<b>CLTV Ratio :</b>
<b>Doc Type :</b> NOTICE OF TRUSTEE'S SALE	<b>Lien position :</b> 1	<b>Current Value :</b>
<b>Recording Date :</b> 03/14/2024		<b>Orig Rec. Date</b> 07/27/2022
<b>Doc # :</b> 7746		<b>Original Doc# :</b> 36723
<b>Lender Name :</b> LONGBRIDGE FIN'L LLC		<b>Orig Lender :</b> AMERICAN PACIFIC MTG CORP
<b>Lender Address :</b>		<b>Orig Mtg Amt :</b> \$540,000
<b>Lender Phone :</b>		<b>Default Amt :</b>
<b>Attorney Name :</b>		<b>Unpaid Balance</b>
<b>Attorney Phone</b>	<b>Trustee Sale# :</b> UT24071	<b>Case# :</b>
<b>Trustee Name :</b> HALLIDAY WATKINS & MANN PC	<b>Trustee Phone :</b>	<b>Plaintiff :</b>
<b>Trustee Address :</b> 376 E 400 S STE 300 SALT LAKE CITY UT 84111-2906		

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<b>Rec # :</b> 4) <b>Property Address</b> 140 W CENTER ST 26 IVINS, UT 84738-1272  <b>County :</b> WASHINGTON <b>Parcel ID :</b> I-TUC-26 <b>Owner Occupied :</b> Y <b>Foreclosure Information :</b>  <b>Recent Added Date</b> 02/29/2024 <b>Doc Type :</b> LIS PENDENS <b>Recording Date :</b> 02/22/2024 <b>Doc # :</b> 5163 <b>Lender Name :</b> <b>Lender Address :</b> <b>Lender Phone :</b> <b>Attorney Name :</b> HALLIDAY WATKINS & MANN <b>Attorney Phone</b> <b>Trustee Name :</b> <b>Trustee Address :</b>	<b>Owner Information</b> EMMA WRIGHT & CATHERINE SWAIN 140 W CENTER ST UNIT 26 IVINS UT 84738 - 1272  <b>Property Type :</b> CONDOMINIUM  <b>Fore Effective</b> 02/21/2024 <b>Lien position :</b>  <b>Trustee Sale# :</b> <b>Trustee Phone :</b>
<b>CLTV Ratio :</b> <b>Current Value :</b> <b>Orig Rec. Date</b> <b>Original Doc# :</b> <b>Orig Lender :</b> <b>Orig Mtg Amt :</b> <b>Default Amt :</b> <b>Unpaid Balance</b> <b>Case# :</b> 240500111 <b>Plaintiff :</b> SERVBANK	

<b>Rec # :</b> 5) <b>Property Address</b> 819 E PRAYA DR IVINS, UT 84738-6470  <b>County :</b> WASHINGTON <b>Parcel ID :</b> I-PC-8-12-A <b>Owner Occupied :</b> Y <b>Foreclosure Information :</b>  <b>Recent Added Date</b> 04/13/2024 <b>Doc Type :</b> NOTICE OF TRUSTEE'S SALE <b>Recording Date :</b> 03/25/2024 <b>Doc # :</b> 8887 <b>Lender Name :</b> GRAVES DENNIS & LINDA <b>Lender Address :</b> <b>Lender Phone :</b> <b>Attorney Name :</b> <b>Attorney Phone</b> <b>Trustee Name :</b> SLEMBOSKI & TOBLER <b>Trustee Address :</b> 32 E 100 S STE 203 ST GEORGE UT 84770-3495	<b>Owner Information</b> STEVEN WAMBOLD 819 E PRAYA DR IVINS UT 84738 - 6470  <b>Property Type :</b> SFR  <b>Fore Effective</b> 03/18/2024 <b>Lien position :</b>  <b>Trustee Sale# :</b> <b>Trustee Phone :</b>
<b>CLTV Ratio :</b> <b>Current Value :</b> <b>Orig Rec. Date</b> 09/17/2020 <b>Original Doc# :</b> <b>Orig Lender :</b> <b>Orig Mtg Amt :</b> <b>Default Amt :</b> <b>Unpaid Balance</b> <b>Case# :</b> <b>Plaintiff :</b>	

<b>Rec # :</b> 6) <b>Property Address</b> 558 W PALO VERDE WAY IVINS, UT 84738-1207  <b>County :</b> WASHINGTON <b>Parcel ID :</b> I-MOM-1-C-21 <b>Owner Occupied :</b> Y <b>Foreclosure Information :</b>  <b>Recent Added Date</b> 04/14/2024 <b>Doc Type :</b> NOTICE OF TRUSTEE'S SALE <b>Recording Date :</b> 03/28/2024 <b>Doc # :</b> 9429 <b>Lender Name :</b> ATHENE ANNUITY & LIFE CO <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>Owner Information</b> NICOLE M BRIGGS & IVAN REED BRIGGS 558 W PALO VERDE WAY IVINS UT 84738 - 1207  <b>Property Type :</b> SFR  <b>Fore Effective</b> 03/28/2024 <b>Lien position :</b> 1  <b>Trustee Sale# :</b> UT23602 <b>Trustee Phone :</b>
<b>CLTV Ratio :</b> <b>Current Value :</b> <b>Orig Rec. Date</b> 10/17/2022 <b>Original Doc# :</b> 46803 <b>Orig Lender :</b> ACRA LNDG <b>Orig Mtg Amt :</b> \$1,000,000 <b>Default Amt :</b> <b>Unpaid Balance</b> <b>Case# :</b> <b>Plaintiff :</b>	

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<b>Rec # :</b> 7)		<b>Owner Information</b>
<b>Property Address</b> 250 S MAIN ST FILLMORE, UT 84631-2506		BRYAN HATTON 250 S MAIN ST FILLMORE UT 84631 - 2506
<b>County :</b> MILLARD		
<b>Parcel ID :</b> 79179		
<b>Owner Occupied :</b> Y	<b>Property Type :</b> RESIDENTIAL (NEC)	
<b>Foreclosure Information :</b>		
<b>Recent Added Date</b> 04/05/2024	<b>Fore Effective</b> 03/25/2024	<b>CLTV Ratio :</b>
<b>Doc Type :</b> NOTICE OF TRUSTEE'S SALE	<b>Lien position :</b>	<b>Current Value :</b>
<b>Recording Date :</b> 03/25/2024		<b>Orig Rec. Date</b> 10/13/2021
<b>Doc # :</b> 228915		<b>Original Doc# :</b> 216467
<b>Lender Name :</b> CARRINGTON MTG SVCS LLC		<b>Orig Lender :</b>
<b>Lender Address :</b>		<b>Orig Mtg Amt :</b> \$33,423
<b>Lender Phone :</b>		<b>Default Amt :</b>
<b>Attorney Name :</b>		<b>Unpaid Balance</b>
<b>Attorney Phone</b>	<b>Trustee Sale# :</b> UT24118	<b>Case# :</b>
<b>Trustee Name :</b> HALLIDAY WATKINS & MANN PC	<b>Trustee Phone :</b>	<b>Plaintiff :</b>
<b>Trustee Address :</b> 376 E 400 S STE 300 SALT LAKE CITY UT 84111-2906		

<b>Rec # :</b> 8)		<b>Owner Information</b>
<b>Property Address</b> 135 S 200 E MONROE, UT 84754-		ARDISS DARLENE PETERSON & CANDUS PETERSON PO BOX 181 ELSINORE UT 84724 - 0181
<b>County :</b> SEVIER		
<b>Parcel ID :</b> 2-E5-6		
<b>Owner Occupied :</b>	<b>Property Type :</b> SFR	
<b>Foreclosure Information :</b>		
<b>Recent Added Date</b> 04/11/2024	<b>Fore Effective</b> 03/08/2024	<b>CLTV Ratio :</b>
<b>Doc Type :</b> NOTICE OF DEFAULT	<b>Lien position :</b>	<b>Current Value :</b>
<b>Recording Date :</b> 03/11/2024		<b>Orig Rec. Date</b> 09/20/2006
<b>Doc # :</b> 437343		<b>Original Doc# :</b> 342421
<b>Lender Name :</b> CITIFINANCIAL CORP		<b>Orig Lender :</b>
<b>Lender Address :</b>		<b>Orig Mtg Amt :</b> \$18,239
<b>Lender Phone :</b>		<b>Default Amt :</b>
<b>Attorney Name :</b>		<b>Unpaid Balance</b>
<b>Attorney Phone</b>	<b>Trustee Sale# :</b> 120684UT	<b>Case# :</b>
<b>Trustee Name :</b> ORANGE TITLE INSURANCE AGENCY	<b>Trustee Phone :</b>	<b>Plaintiff :</b>
<b>Trustee Address :</b> 374 E 720 S OREM UT 84058-6342		

<b>Rec # :</b> 9)		<b>Owner Information</b>
<b>Property Address</b> 1698 RIM VIEW DR TOQUERVILLE, UT 84774-		SHIRLEY M LISENBY 1698 RIM VIEW DR TOQUERVILLE UT 84774 -
<b>County :</b> WASHINGTON		
<b>Parcel ID :</b> T-TEA-B-25		
<b>Owner Occupied :</b> Y	<b>Property Type :</b> SFR	
<b>Foreclosure Information :</b>		
<b>Recent Added Date</b> 03/27/2024	<b>Fore Effective</b> 03/08/2024	<b>CLTV Ratio :</b>
<b>Doc Type :</b> NOTICE OF TRUSTEE'S SALE	<b>Lien position :</b> 1	<b>Current Value :</b>
<b>Recording Date :</b> 03/08/2024		<b>Orig Rec. Date</b> 09/19/2016
<b>Doc # :</b> 7121		<b>Original Doc# :</b> 34645
<b>Lender Name :</b> MORTGAGE ASSETS MGMT LLC		<b>Orig Lender :</b> REVERSE MTG SOLUTIONS INC
<b>Lender Address :</b>		<b>Orig Mtg Amt :</b> \$337,500
<b>Lender Phone :</b>		<b>Default Amt :</b>
<b>Attorney Name :</b>		<b>Unpaid Balance</b>
<b>Attorney Phone</b>	<b>Trustee Sale# :</b> UT23895	<b>Case# :</b>
<b>Trustee Name :</b> HALLIDAY WATKINS & MANN PC	<b>Trustee Phone :</b>	<b>Plaintiff :</b>
<b>Trustee Address :</b> 376 E 400 S STE 300 SALT LAKE CITY UT 84111-2906		

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<b>Rec # :</b> 10) <b>Property Address</b> 686 N 275 W 1 LA VERKIN, UT 84745-5043  <b>County :</b> WASHINGTON <b>Parcel ID :</b> LV-SPAT-1 <b>Owner Occupied :</b> Y <b>Foreclosure Information :</b> <b>Recent Added Date</b> 04/06/2024 <b>Doc Type :</b> NOTICE OF SALE <b>Recording Date :</b> 03/25/2024 <b>Doc # :</b> <b>Lender Name :</b> F PASS INVTRS LLC <b>Lender Address :</b> <b>Lender Phone :</b> <b>Attorney Name :</b> <b>Attorney Phone</b> <b>Trustee Name :</b> PARR B & LOVELESS GEE <b>Trustee Address :</b> 101 S 200 E STE 700 SALT LAKE CITY UT 84111-3105	<b>Owner Information</b> PYPYER C JONES & LORA K JONES 686 N 275 W UNIT 1 LA VERKIN UT 84745 - 5043  <b>Property Type :</b> CONDOMINIUM  <b>Fore Effective</b> 03/25/2024 <b>Lien position :</b>  <b>Trustee Sale# :</b> <b>Trustee Phone :</b>
<b>CLTV Ratio :</b> <b>Current Value :</b> <b>Orig Rec. Date</b> 01/12/2023 <b>Original Doc# :</b> <b>Orig Lender :</b> <b>Orig Mtg Amt :</b> <b>Default Amt :</b> <b>Unpaid Balance</b> <b>Case# :</b> <b>Plaintiff :</b>	

<b>Rec # :</b> 11) <b>Property Address</b> 2696 W 430 N HURRICANE, UT 84737-3366  <b>County :</b> WASHINGTON <b>Parcel ID :</b> H-SKRS-8-A-H-53 <b>Owner Occupied :</b> <b>Foreclosure Information :</b> <b>Recent Added Date</b> 04/14/2024 <b>Doc Type :</b> NOTICE OF TRUSTEE'S SALE <b>Recording Date :</b> 03/29/2024 <b>Doc # :</b> 9617 <b>Lender Name :</b> NATIONSTAR MTG 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>Owner Information</b> ALISA HELMS & SCOTT HELMS 1014 N CHRISTLEY LN PAYSON UT 84651 - 8013  <b>Property Type :</b> SFR  <b>Fore Effective</b> 03/29/2024 <b>Lien position :</b> 1  <b>Trustee Sale# :</b> UT24184 <b>Trustee Phone :</b>
<b>CLTV Ratio :</b> <b>Current Value :</b> <b>Orig Rec. Date</b> 04/22/2022 <b>Original Doc# :</b> 22723 <b>Orig Lender :</b> FIRST COLONY MTG CORP <b>Orig Mtg Amt :</b> \$352,800 <b>Default Amt :</b> <b>Unpaid Balance</b> <b>Case# :</b> <b>Plaintiff :</b>	

<b>Rec # :</b> 12) <b>Property Address</b> 334 S 400 E 2 CEDAR CITY, UT 84720-3473  <b>County :</b> IRON <b>Parcel ID :</b> 03-838-90 <b>Owner Occupied :</b> Y <b>Foreclosure Information :</b> <b>Recent Added Date</b> 04/13/2024 <b>Doc Type :</b> NOTICE OF TRUSTEE'S SALE <b>Recording Date :</b> 04/04/2024 <b>Doc # :</b> 816855 <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>Owner Information</b> CINTHIA VAN ALST 334 S 400 E APT 2 CEDAR CITY UT 84720 - 3473  <b>Property Type :</b> RESIDENTIAL (NEC)  <b>Fore Effective</b> 04/03/2024 <b>Lien position :</b> 1  <b>Trustee Sale# :</b> UT24286 <b>Trustee Phone :</b>
<b>CLTV Ratio :</b> <b>Current Value :</b> <b>Orig Rec. Date</b> 03/14/2022 <b>Original Doc# :</b> 787963 <b>Orig Lender :</b> FIRST COLONY MTG CORP <b>Orig Mtg Amt :</b> \$279,837 <b>Default Amt :</b> <b>Unpaid Balance</b> <b>Case# :</b> <b>Plaintiff :</b>	

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<b>Rec # :</b> 13) <b>Property Address</b> 2731 W 5900 N CEDAR CITY, UT 84721-5918  <b>County :</b> IRON <b>Parcel ID :</b> 02-539-11 <b>Owner Occupied :</b> Y <b>Foreclosure Information :</b>	<b>Owner Information</b> T KENT SANDERSON & DARLEEN R SANDERSON 2731 W 5900 N CEDAR CITY UT 84721 - 5918  <b>Property Type :</b> RESIDENTIAL (NEC)
<b>Recent Added Date</b> 04/12/2024 <b>Doc Type :</b> NOTICE OF SALE <b>Recording Date :</b> 03/28/2024 <b>Doc # :</b> <b>Lender Name :</b> T&T INVS LLC <b>Lender Address :</b> 2315 MORICZVILLE LN PLANT CITY FL 33565-7156 <b>Lender Phone :</b> <b>Attorney Name :</b> <b>Attorney Phone</b> <b>Trustee Name :</b> KEN CARPENTER <b>Trustee Address :</b> 2132 N MAIN ST CEDAR CITY UT 84721-9788	<b>Fore Effective</b> 03/28/2024 <b>Lien position :</b>          <b>Trustee Sale# :</b> <b>Trustee Phone :</b>
	<b>CLTV Ratio :</b> <b>Current Value :</b> <b>Orig Rec. Date</b> <b>Original Doc# :</b> <b>Orig Lender :</b> <b>Orig Mtg Amt :</b> <b>Default Amt :</b> <b>Unpaid Balance</b> \$12,385.41 <b>Case# :</b> 219500031 <b>Plaintiff :</b>

<b>Rec # :</b> 14) <b>Property Address</b> 114 N COVE DR CEDAR CITY, UT 84720-2212  <b>County :</b> IRON <b>Parcel ID :</b> 00-806-78 <b>Owner Occupied :</b> Y <b>Foreclosure Information :</b>	<b>Owner Information</b> DL MORRIS & DEBORAH LYNN MORRIS 114 N COVE DR CEDAR CITY UT 84720 - 2212  <b>Property Type :</b> RESIDENTIAL (NEC)
<b>Recent Added Date</b> 04/11/2024 <b>Doc Type :</b> NOTICE OF DEFAULT <b>Recording Date :</b> 04/02/2024 <b>Doc # :</b> 816700 <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>Fore Effective</b> 04/01/2024 <b>Lien position :</b> 1          <b>Trustee Sale# :</b> 122852UT <b>Trustee Phone :</b>
	<b>CLTV Ratio :</b> <b>Current Value :</b> <b>Orig Rec. Date</b> 05/19/2016 <b>Original Doc# :</b> 683466 <b>Orig Lender :</b> CITYWIDE HMS LNS <b>Orig Mtg Amt :</b> \$275,793 <b>Default Amt :</b> <b>Unpaid Balance</b> <b>Case# :</b> <b>Plaintiff :</b>

<b>Rec # :</b> 15) <b>Property Address</b> 195 S 200 E BEAVER, UT 84713-7835  <b>County :</b> BEAVER <b>Parcel ID :</b> 03-0001-0020 <b>Owner Occupied :</b> <b>Foreclosure Information :</b>	<b>Owner Information</b> NEIL AMMON CONDIE & CONDIE KADYE JOH PO BOX 1988 BEAVER UT 84713 - 1988  <b>Property Type :</b>
<b>Recent Added Date</b> 04/07/2024 <b>Doc Type :</b> NOTICE OF SALE <b>Recording Date :</b> 03/28/2024 <b>Doc # :</b> <b>Lender Name :</b> NO LENDER ON DOCUMENT <b>Lender Address :</b> <b>Lender Phone :</b> <b>Attorney Name :</b> ALDRIDGE PITE LLP <b>Attorney Phone</b> <b>Trustee Name :</b> <b>Trustee Address :</b>	<b>Fore Effective</b> 03/28/2024 <b>Lien position :</b>          <b>Trustee Sale# :</b> 118654UT <b>Trustee Phone :</b>
	<b>CLTV Ratio :</b> <b>Current Value :</b> <b>Orig Rec. Date</b> <b>Original Doc# :</b> <b>Orig Lender :</b> <b>Orig Mtg Amt :</b> <b>Default Amt :</b> <b>Unpaid Balance</b> <b>Case# :</b> <b>Plaintiff :</b>