



**WHEN RECORDED, MAIL TO:**  
GORDON LAW GROUP, P.C  
322 East Gateway Drive, Suite 201  
Heber City, Ut 84032

ENT 59122:2023 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2023 Sep 7 04:15 PM FEE 40.00 BY MG  
RECORDED FOR JEWKES, JOSHUA D

Serial NO. 40:063:0020

### **NOTICE OF TRUSTEE'S SALE**

The following described real property will be sold at public auction to the highest bidder, payable in lawful money of the United States at the time of sale, at the Provo District Court of the Fourth District for Utah County, State of Utah, 125 North 100 West, Provo, UT 84601 on **October, 11<sup>th</sup>, 2023 at 1:00 PM** of the said day, for the purpose of foreclosing a trust deed originally executed by Katie M. Nicholes and Eric B. Nicholes, husband and wife, as trustors, in favor of Willie Holdman, as beneficiary, covering real property located at 574 E 1050 N Orem, Ut 84097, and more particularly described as:

**LOT 20, PLAT "B," GLENWOOD ESTATES SUBDIVISION, according to the official plat thereof, on file in the Office of the Utah County Recorder.**

**Serial No. 40:063:0020**

Any interested purchasers of the Trust Property are informed that the successful bidder must be prepared to tender a **\$169,500.00** deposit at the time of the sale, with the balance of the purchase price by **8:00 PM** the next business day following the sale. Both the deposit and balance of the purchase price must be in the form of a wire transfer, cashier's check or certified funds payable to Gordon Law Group, P.C. Cash payment is not acceptable. A trustee's deed will be delivered to the successful bidder within five (5) business days after receipt of the full bid amount.

The sale of the Trust Property described herein will be made without any warranty, including warranties as to title, possession, encumbrances, or bankruptcy status. The sale also is subject to workout, reinstatement, payoff, sale cancellation or postponement, incorrect bidding instruments, bankruptcy, or any other circumstances of which the successor trustee is unaware. In the event that any of the foregoing applies, the sale will be void, and the successful bidder's funds will be returned without any liability of or by the successor trustee or beneficiary for interest or any other damages.

The current beneficiary of the Trust Deed is Willie Holdman, whose address is c/o Gordon Law Group, P.C., 322 East Gateway Dr., Ste 201, Heber City, Utah 84032, and whose telephone number is (435) 657- 0984. The record owner of the Trust Property as of the recording of the Notice of Default is Katie M. Nicholes and Eric B. Nicholes, husband and wife. The successor trustee is Joshua D. Jewkes, an attorney at the law firm of Gordon Law Group, P.C.

Pursuant to Utah Code Ann. (§) 57-1-26(3)(B), the following information is provided:

Joshua D. Jewkes  
Gordon Law Group, PC  
322 East Gateway Drive, Suite 201  
Heber City, Ut 84032  
Telephone No. (435) 657- 0984

The successor trustee may be contacted during normal business hours, Monday through Friday, 9 am to 5 pm.

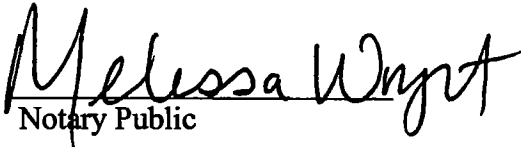
Dated this 25th day of August 2023

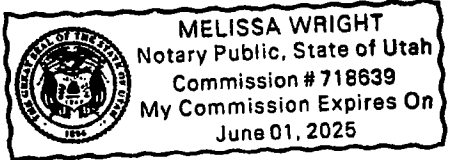
SUCCESSOR TRUSTEE:

  
Joshua D. Jewkes

STATE OF UTAH            )  
                                      :SS  
WASATCH COUNTY        )

The foregoing instrument was acknowledged before me this 25th day of August 2023 by Joshua D. Jewkes, Successor Trustee of the Trust Deed referred to in said instrument.

  
Notary Public



**THIS NOTICE IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**