


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

Serial NO. 40:063:0020



ENT 67515=2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Oct 12 04:51 PM FEE 40.00 BY AR
RECORDED FOR JEWKES, JOSH

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, immediately outside the main entrance to the Provo District Court of the Fourth District for Utah County, State of Utah, 137 N Freedom Blvd., Provo, UT 84601, on **November 13, 2023 at 1:00 PM**, 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.

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Any interested purchasers of the Trust Property are informed that the successful bidder must tender a **\$5,000.00 cashier's check** payable to Gordon Law Group, P.C. at the time of the sale, and the balance of the purchase price in certified funds by 4:00 p.m. of the following business day. Cash payment is not accepted.

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.

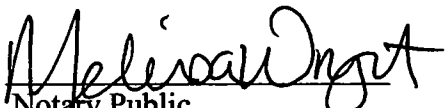
Dated this 12th day of October 2023

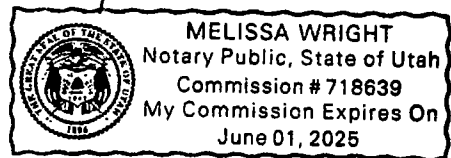
SUCCESSOR TRUSTEE:


Joshua D. Jewkes

STATE OF UTAH)
 :SS
WASATCH COUNTY)

The foregoing instrument was acknowledged before me this 12th day of October 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.