

AFTER RECORDING RETURN TO:  
Halliday, Watkins & Mann, P.C.  
376 East 400 South, Suite 300  
Salt Lake City, UT 84111  
FILE #: UT24579

14252281 B: 11497 P: 9167 Total Pages: 1  
06/13/2024 02:20 PM By: EMehanovic Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: HALLIDAY, WATKINS & MANN, P.C.  
376 EAST 400 SOUTH, SUITE 300 SALT LAKE CITY, UT 84111

## APPOINTMENT OR SUBSTITUTION OF TRUSTEE

NOTICE IS HEREBY GIVEN, that the law firm of Halliday, Watkins & Mann, P.C., 376 East 400 South, Suite 300, Salt Lake City, UT 84111, is hereby appointed Trustee under that certain written Trust Deed dated May 2, 2022, executed by Joel Theler and Anjuli Theler, as Trustors, in which Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for United Wholesale Mortgage, LLC, its successors and assigns was named as Beneficiary, and Paul M. Halliday, Jr. Halliday & Watkins, P.C. as Trustee, and filed for record in the office of the County Recorder of Salt Lake County, State of Utah, on May 6, 2022, as Entry No. 13947148, in Book 11336, at Page 5319, of Official Records.

Said real property is situated in Salt Lake County, State of Utah, and more particularly described as follows:

Lot 12, South Fork Estates (Amended and Extended Subdivision), according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office. **TAX # 34-07-201-056**

The Beneficiary ratifies and confirms any action taken on the Beneficiary's behalf by the herein appointed Trustee prior to the recording of the Appointment or Substitution of Trustee.

Dated this 10<sup>th</sup> day of June, 2024.

Lakeview Loan Servicing, LLC by Flagstar Bank, N.A.  
as attorney in fact

By: Nina M. Bonilla  
Name: Nina M. Bonilla  
Title: Loan Administration Analyst

State of Michigan

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County of Oakland

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The foregoing instrument was acknowledged before me this June, 10, 2024,  
by Nina M. Bonilla, the Loan Administration Analyst  
of Flagstar Bank, N.A. as attorney in fact for Lakeview Loan Servicing, LLC.

ALLYSON G. BONILLA  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Mar 14, 2027  
ACTING IN COUNTY OF

**Oakland**

Notary Public

