

Substitution of Trustee Page 1 of 1  
 Gary Christensen Washington County Recorder  
 02/20/2025 01:52:43 PM Fee \$40.00 By HALLIDAY,  
 WATKINS & MANN, P.C.

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

FILE #: UT25383

### 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 Deed of Trust dated February 26, 2021, executed by Corby Hancock, as Trustor, in which Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Sun American Mortgage Company, its successors and assigns was named as Beneficiary, and GT Title Services, Inc. as Trustee, and filed for record in the office of the County Recorder of Washington County, State of Utah, on March 5, 2021, as Entry No. 20210015962, of Official Records.


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

Lot 58, Mulberry Estates Subdivision, Phase 4, according to the Official Plat thereof, on file in the Office of the Recorder, Washington County, State of Utah. **TAX # SG-MUL-4-58**

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 18 day of February, 2025.

MSR Asset Vehicle LLC by PHH Mortgage Corporation as attorney in fact

By:   
 Name: Karen P. Peterkin  
 Title: Contract Management Coordinator

STATE OF FLORIDA )

:ss.

COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged and sworn before me by means of [☒] physical presence or [ ] online notarization, this 18 day of February 2025, by Karen P. Peterkin as Contract Management Coordinator for PHH Mortgage Corporation as attorney in fact for MSR Asset Vehicle LLC, who is personally known to me or who has produced \_\_\_\_\_ as identification.

  
 Signature of Notary Public

Name of Notary Public: Allen H. Elijah  
 Notary Commission Expiration Date:                       
 Personally known: ☒  
 OR Produced Identification:                       
 Type of Identification Produced:                     

