



W2995253

WHEN RECORDED MAIL TO:
SWBC MORTGAGE CORP
9311 SAN PEDRO #100
SAN ANTONIO, TX 78216

005664
02-018-0060
LOAN #0124710146

UTAH HOUSING CORPORATION
SUBORDINATE DEED OF TRUST (MERS)

E# 2995253 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
05-Aug-19 0112 PM FEE \$40.00 DEP ZG
REC FOR: US TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

MIN: 100086200687251422

THIS DEED OF TRUST is made on AUGUST 5, 2019 between
EFRAIN LOPEZ CARDENAS JR., A SINGLE MAN ("Borrower"),
US TITLE INSURANCE AGENCY ("Trustee"),

Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, as hereinafter defined, and Lender's successors or assigns). MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P. O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS, ("Beneficiary"), and SWBC MORTGAGE CORP., A CORPORATION ("Lender").

Borrower owes the Lender the sum of EIGHT THOUSAND SEVEN HUNDRED EIGHTY SEVEN and 00 /00 dollars (\$8,787.00) evidenced by a Subordinate Note ("Note") dated the same date as this Subordinate Deed of Trust. This Subordinate Deed of Trust secures (a) the repayment of the debt evidenced by the Note, with interest, and (b) the repayment of all sums advanced by the Lender to enforce the Note.

Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described real property located in WEBER County, Utah ("Property")

APN #02-018-0060 SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
which has an address of 1233 26TH ST.,

OGDEN, Utah 84401 ("Property Address").
City Zip Code

TOGETHER WITH all improvements hereafter erected on the Property, and all easements, rights of way, appurtenances, rents, royalties, mineral, oil, and gas rights and profits, income, water appropriations, rights and stock and all fixtures now or hereafter a part of the Property. All replacements and additions shall also be covered by this Subordinate Deed of Trust. Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Deed of Trust; but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing or canceling this Deed of Trust.

This Subordinate Deed of Trust is subordinate in all respects to a Deed of Trust (the "Senior Deed of Trust") which is amended by a Rider to Deed of Trust (the "Rider to Deed of Trust") encumbering the Property and which secures that certain note (the "Senior Note") dated the same date as this Subordinate Deed of Trust.

Lender may require immediate payment in full of all sums secured by this Subordinate Deed of Trust if:

1. Lender requires immediate payment in full of the Senior Note because Borrower is in default under the Senior Note, the Senior Deed of Trust, or the Rider to Deed of Trust;
2. Lender requires payment in full of the Senior Note because all or part of the Property is transferred or occupied in violation of the terms of the Senior Deed of Trust or the Rider to Deed of Trust;
3. Borrower transfers all or part of the Property, whether or not in violation of the Senior Deed of Trust or the Rider to Deed of Trust;



4. Borrower is in default under the Subordinate Note or this Subordinate Deed of Trust; or
5. The Senior Note is prepaid prior to its maturity date (as defined in the Senior Note).

If circumstances occur which would permit Lender to require immediate payment in full, but Lender does not require such payment, Lender does not waive its rights with respect to subsequent events.

Lender shall be entitled to collect all expenses incurred in pursuing its remedies, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

The proceeds of any award or claim for damages, direct or consequential, in connection with condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are hereby assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that remains unpaid under the Subordinate Note and this Subordinate Deed of Trust, subject to the rights of Lender under the Senior Deed of Trust.

Borrower requests that any notice to the Borrower hereunder be mailed by first class mail to the Property Address. Lender requests that any notice to the Lender be mailed by first class mail to the principal offices of Lender described above, or any address Lender designates by notice to Borrower.

Any restrictions on conveyance in any loan document or deed of trust will automatically terminate if title to the mortgaged property is transferred by foreclosure or deed-in-lieu of foreclosure, or if the mortgagee is assigned to the Secretary of HUD.

EFRAIN LOPEZ CARDENAS JR

Name of Borrower

Efrain Lopez C.

Borrower's Signature

Name of Borrower

Borrower's Signature

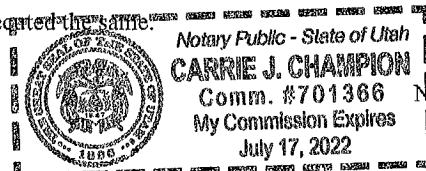
STATE OF UTAH _____)

COUNTY OF **WEBER** _____)

On this **5TH** day of **AUGUST**, in the year **2019**, before me **Carrie J Champion**,
(notary public)

a notary public, personally appeared **EFRAIN LOPEZ CARDENAS JR**, proved on the basis of
satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed in this document, and acknowledged
he/she/they) executed the same.

(Notary Seal)



Carrie J Champion
Notary Signature

MORTGAGE LOAN ORIGINATOR: **STEVE BUTTERWECK**
NATIONWIDE MORTGAGE LICENSING SYSTEM AND REGISTRY IDENTIFICATION NUMBER: **413976**
MORTGAGE LOAN ORIGINATION COMPANY: **SWBC MORTGAGE CORP**
NATIONWIDE MORTGAGE LICENSING SYSTEM AND REGISTRY IDENTIFICATION NUMBER: **9741**



EXHIBIT "A"

All of Lot 10, WALLACE SUBDIVISION, being a part of Lots 6 & 7, Block 21, Plat C, Ogden City Survey, Ogden City, Weber County, Utah, according to the official plat thereof.

Situated in Weber County

APN: 02-018-0060