

When Recorded Return To:  
PHH Mortgage  
C/O Nationwide Title Clearing,  
LLC 2100 Alt. 19 North  
Palm Harbor, FL 34683

## CORPORATE ASSIGNMENT OF DEED OF TRUST

**FOR GOOD AND VALUABLE CONSIDERATION**, the sufficiency of which is hereby acknowledged, the undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS BENEFICIARY, AS NOMINEE FOR NATIONS DIRECT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS, (ASSIGNOR), (MERS Address: P.O. Box 2026, Flint, Michigan 48501-2026) by these presents does convey, grant, assign, transfer and set over the described Deed of Trust together with all liens, and any rights due or to become due thereon to **NATIONS DIRECT MORTGAGE, LLC, WHOSE ADDRESS IS C/O PHH MORTGAGE CORPORATION, 5720 PREMIER PARK DRIVE, WEST PALM BEACH, FL 33407, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE)**

Said Deed of Trust is dated 06/21/2022, executed by **DONALD GEORGE SPARKS** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NATIONS DIRECT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS** and recorded on 06/22/2022, in **Entry # 73371:2022**, in the office of the Recorder of **UTAH** County, **Utah**.

SEE EXHIBIT A ATTACHED  
Parcel ID Number 54-236-0069

**Dated this 14th day of June in the year 2024**  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS BENEFICIARY, AS NOMINEE FOR NATIONS DIRECT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS



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**ALAN BAKER**  
**VICE PRESIDENT**

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.


PHH02 441393684 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)  
OCWEN-NVLER MIN 100611800001828161 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O.  
Box 2026, Flint, MI 48501-2026 DOCR T142406-08:31:40 [C-3] EFRMUT1

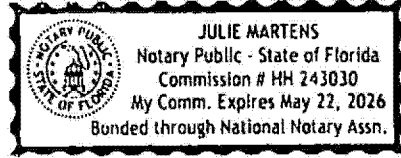


\*D0106627875\*

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 14th day of June in the year 2024, by Alan Baker as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NATIONS DIRECT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

  
**JULIE MARTENS**  
**COMM EXPIRES: 5/22/2026**



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\*D0106627875\*

'EXHIBIT A'

LOT 3169, THE VILLAGE OF FOX HOLLOW PLAT NEIGHBORHOOD '3-B' SUBDIVISION,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE  
UTAH COUNTY RECORDER.



\*441393684\*



\*D0106627875\*