

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

FILE #: UT22154

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 July 17, 2018, executed by Shannon Lynn Riddle, as Trustor, in which Mortgage Electronic Registration Systems, Inc., as nominee for ZB, N.A., dba Zions Bank, its successors and assigns was named as Beneficiary, and ZB, N.A., dba Zions First National Bank as Trustee, and filed for record in the office of the County Recorder of Sevier County, State of Utah, on July 23, 2018, as Entry No. 00405448, in Book 741, at Page 1015, of Official Records.

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

See "Exhibit A"

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 6th day of October, 2023.

PNC Bank, National Association

By: Phyllis Hamlett
Name: Phyllis Hamlett
Title: Authorized Signer

State of Ohio)
County of Montgomery)
:ss.

The foregoing instrument was acknowledged before me this Oct 6, 2023,
by Phyllis Hamlett, the Authorized Signer
of PNC Bank, National Association.

Lori A Wyson
Notary Public
LORI A WYSONG
Notary Public
State of Ohio
My Comm. Expires
September 23, 2028

eRecording: # 00435786 B: 0822 P: 1123

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Jason Monroe, Sevier County, Utah Recorder

Exhibit A

PARCEL #1: All of Lot 30, NORTH BY NORTHEAST #2 SUBDIVISION, according to the Official Plat thereof on file, and of record in the Sevier County Recorders Office.

PARCEL #2: Beginning at a point being located West 2,105.08 feet and North 658.84 feet from the Southeast Corner of Section 24, Township 23 South, Range 3 West, Salt Lake Base and Meridian; said point being the Northwest Corner of Lot 30 of the North By Northeast #2 Subdivision; thence N00°23'39"E 16.37 feet to the South Boundary of the North By Northeast Subdivision Phase III; thence S89°43'56"E along said Boundary of the North By Northeast Subdivision Phase III, 109.60 feet; thence S00°24'42"W leaving said Boundary of the North By Northeast Subdivision Phase III, 16.34 feet to the Northeast Corner of Lot 30 of the North By Northeast #2 Subdivision; thence N89°44'59"W along the North Line of said Lot 30, 109.59 feet to the point of beginning. **TAX # 1-2-89 and 3-262-30**

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