

**eRecording: # 00437440 B: 0827 P: 0082**

03/20/2024 10:47 AM Substitution of Trustee

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Fee: \$40.00 By: HALLIDAY, WATKINS & MANN, P.C.  
Jason Monroe, Sevier County, Utah Recorder

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

FILE #: UT24162

### 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 19, 2022, executed by Zakary Baumgartner, as Trustor, 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 Sevier County, State of Utah, on July 20, 2022, as Entry No. 00430352, in Book 0808, at Page 0680, of Official Records.

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

Beginning 142.5 feet East of the Southwest Corner of Lot 2, Block 12, JFM Entry, Salina City Survey, thence East 72 feet, thence North 144.5 feet, thence West 72 feet, thence South 144.5 feet to beginning. TAX # 1-S29-18

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 15th day of March, 2024.

Matrix Financial Services Corporation by Flagstar Bank,  
NA as Attorney in Fact

By: \_\_\_\_\_

Name: Michael Biesbrouck

Title: Bank Officer

State of Michigan )

:ss.

County of Oakland )

The foregoing instrument was acknowledged before me this 15th day of March, 2024,  
by Michael Biesbrouck, the Bank Officer  
of Flagstar Bank, NA as Attorney in Fact for Matrix Financial Services Corporation.



Allyson G. Bonilla  
Notary Public Allyson G. Bonilla

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

Oakland