

This Instrument Prepared By, Recording Requested By
and Return To:
ALEXYS RIGGINS
PNC BANK, N.A.
c/o VISIONET SYSTEMS INC.
111 TECHNOLOGY DRIVE
PITTSBURGH, PA 15275
VOICE: 1-(412) 927-0226

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Assignment of DEED OF TRUST

PNC#: 1001075951
MIN #: 101322200000312275 MERS PHONE #: 1-888-679-6377

Recording District: TOOELE COUNTY

For value received, the undersigned, hereby assign and transfer to: **PNC BANK, NATIONAL ASSOCIATION** located at **3232 NEWMARK DRIVE, MIAMISBURG, OH 45342**, all of its right, title and interest under that certain **DEED OF TRUST** executed by:

Borrower: MARIO R CEPEDA AND DENISSE S CEPEDA

To **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NEXERA HOLDING, LLC DBA NEWFI LENDING, ITS SUCCESSORS AND ASSIGNS** whose address is **P.O. BOX 2026, FLINT, MI 48501-2026** in the amount of: **\$236,250.00**, dated **OCTOBER 07, 2020**, recorded **OCTOBER 08, 2020** as Instrument No.: **523343** of the Official Records of **TOOELE COUNTY, UTAH** describing the land therein:

Property Address: **618 S COLEMAN ST #5, TOOELE, UTAH 84074**
Tax Parcel ID: **20-087-0-0005**
Legal Description: **SEE EXHIBIT A**
Dated: **OCTOBER 31, 2023**

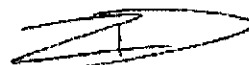
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., AS BENEFICIARY, AS NOMINEE FOR NEXERA
HOLDING, LLC DBA NEWFI LENDING, ITS SUCCESSORS
AND ASSIGNS**



ALYSSA M. GRAHAM
VICE PRESIDENT

State of **PENNSYLVANIA**
County of **ALLEGHENY**

On **OCTOBER 31, 2023** before me, **ZACHARIAH DYE** the undersigned, a Notary Public in and for the State of **PENNSYLVANIA**, personally appeared **ALYSSA M. GRAHAM, VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NEXERA HOLDING, LLC DBA NEWFI LENDING, ITS SUCCESSORS AND ASSIGNS** personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that for her signature on the instrument the person, or the entity upon behalf of which she acted, executed the instrument.



COMMONWEALTH OF PENNSYLVANIA
Zachariah Dye
Notary Public
Allegheny County
Commission Number: 1396198
My Commission Expires: Apr 07, 2025

ZACHARIAH DYE, Notary Public in and for the
State of **PENNSYLVANIA**
My Commission Expires: **04/07/2025**
My County of Residence: **ALLEGHENY**

EXHIBIT A

UNIT 5, PORTER'S PLACE CONDOMINIUM, A UTAH CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP, RECORDED IN THE OFFICE OF THE TOOELE COUNTY RECORDER, AS ENTRY NO. 493355 IN BOOK 20 AT PAGE 87 OF OFFICIAL RECORDS, (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER AS ENTRY NO. 493356 OF OFFICIAL RECORDS (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN AND TO THE COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNIT AND AS MORE PARTICULARLY DESCRIBED IN SAID DECLARATION (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TAX I.D.: 20-087-0-0005