

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

13165370
1/8/2020 11:50:00 AM \$40.00
Book - 10882 Pg - 5471-5472
RASHELLE HOBBS
Recorder, Salt Lake County, UT
HALLIDAY WATKINS & MANN PC
BY: eCASH, DEPUTY - EF 2 P.

FILE #: UT10189

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 June 21, 2004, executed by Joshua Chidester and Patricia Chidester, as Trustors, in which Mortgage Electronic Registration Systems, Inc. as nominee for United Financial Mortgage Corp., its successors and assigns was named as Beneficiary, and Landmark Title Company as Trustee, and filed for record in the office of the County Recorder of Salt Lake County, State of Utah, on June 23, 2004, as Entry No. 9099945, in Book 9005, at Page 2012-2019, and corrected pursuant to the Affidavit recorded on December 19, 2019, as Entry No. 13151695, in Book 10875, at Page 1249-1250, of Official Records.

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

All of Lot 139, Marlborough Place, a Subdivision of Lots 4, 5, 6, 17, 18, and 19, Block 15, Five Acre Plat "A", Big Field Survey, according to the official plat thereof, filed in Book "F" of Plats at Page 106 of the official records of Salt Lake County Recorder.

MORE CORRECTLY DESCRIBED AS FOLLOWS:

All of Lot 139, Marlborough Place, a Subdivision of Lots 4, 5, 6, 17, 18, and 19, Block 15, Five Acre Plat "A", Big Field Survey, according to the official plat thereof, filed in Book "F" of Plats at Page 106 of the official records of Salt Lake County Recorder. TOGETHER WITH the North one-half of the vacated alley abutting on the South.
TAX # 16-17-154-008

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 7 day of January, 2020.

Carrington Mortgage Services, LLC as Servicer and Attorney
in fact for BankUnited N.A.

By: Magda Awad
Name: **Magda Awad**
Title: **Default Supervisor-Foreclosure**

State of _____)
County of _____)
:ss.

The foregoing instrument was acknowledged before me this _____, 2020,
by _____, the _____
of Carrington Mortgage Services, LLC as Servicer and Attorney in fact for BankUnited N.A.

Notary Public

See Attached

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

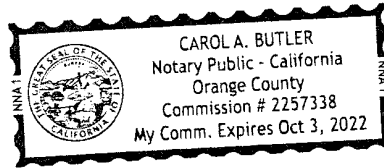
On 1/7/2020 before me, Carol A. Butler, Notary Public, personally appeared, Magda Awad, who proved to me on the

basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document