

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)



KAREN ELLISON, RECORDER

PREPARED BY & RETURN TO:
M. E. Wileman
Orion Financial Group, Inc.
2860 Exchange Blvd. # 100
Southlake, TX 76092

SUBSTITUTION OF TRUSTEE

THIS SUBSTITUTION OF TRUSTEE, made this day March 22, 2016, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS (hereinafter referred to as "Noteholder"), holder in due course of a certain Promissory Note secured by a Deed of Trust from DANIEL J CANNOY AND APRIL D CANNOY, HUSBAND AND WIFE, AS JOINT TENANTS, dated August 17, 2011, and recorded August 19, 2011, among the Land Records of Douglas County, Nevada as Book 811 Page 3577 Document # 788314, payable to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, and WHEREAS, said Deed of Trust is secured on real property situated in Douglas County, Nevada and described as follows: Property Address: 1369 LANGLEY DR, GARDNERVILLE, NV 89460-0000 WHEREAS, the said Deed of Trust provides that the holders of said promissory note shall have the right and power to substitute one or more trustees in the place and instead of the Trustees named under said Deed of Trust. NOW, THEREFORE in consideration of the sum of ONE DOLLARS (\$1.00) and other good and valuable consideration, the said Note Holder does hereby appoint **ORION FINANCIAL GROUP, INC.**, as Successor Trustee, in the place and stead of GUILD ADMINSTRATION CORP., A CALIFORNIA CORPORATION in the Deed of Trust aforesaid with identically the same title and estate in and to the land, premises and property conveyed by said Deed of Trust, with all powers, rights, trust and duties of the original Trustees, Predecessors in Trust, with like effect as if originally named as Trustee under said Deed of Trust. WITNESS my corporate seal this March 22, 2016.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS



CANNON RS *16021683*

By:

Connie Marie Riggsby, Assistant Secretary (Noteholder)

16021683

4000058196 MIN 100019980010011492 MERS Phone 888-679-6377
NV Douglas CMS/ROL/IMMEDIATE

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SUBSTITUTION OF TRUSTEE

State of Texas County of Tarrant

I, Janell Junkin, a Notary public in and for the aforesaid jurisdiction do hereby certify that Connie Marie Riggsby, who is personally well known to me as (or approved by the oath of credible witness to be) the person named as Assistant Secretary in the foregoing Deed, bearing date on March 22, 2016, and hereto annexed personally appeared before said jurisdiction and as Assistant Secretary as aforesaid by virtue of the power vested in him by said Deed, acknowledge the same to be the act of said Corporation for the purposes therein contained.



Notary public, Janell Junkin
My commission expires: August 19, 2019

