

DOUGLAS COUNTY, NV      **2017-894963**  
Rec:\$19.00  
\$19.00      Pgs=3      **02/21/2017 08:25 AM**  
PHH MORTGAGE CORPORATION  
KAREN ELLISON, RECORDER

Assessor's/Tax ID No. 1320-33-818-028

Recording Requested By:  
PHH Mortgage Corporation (PHHM)

When Recorded Return To:  
Lien Release Department  
PHH Mortgage Corporation (PHHM)  
220 Northpointe Pkwy  
Amherst, NY 14228

**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

PHH Mortgage Corporation (PHHM) #:2019792031 "CONNER" Douglas, Nevada  
THE UNDERSIGNED DOES HEREBY AFFIRM THAT THIS DOCUMENT SUBMITTED  
FOR RECORDING DOES NOT CONTAIN PERSONAL INFORMATION ABOUT ANY  
PERSON.

HSBC BANK USA, N.A. is the present Beneficiary of that certain Deed of Trust Dated:  
01/16/2008 , made by DEBORAH A CONNER, AN UNMARRIED WOMAN AND PENNY C  
LARSON, AN UNMARRIED WOMAN, AS JOINT TENANTS as Trustor, with WESTERN  
TITLE COMPANY INC as Trustee, for the benefit of MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HSBC MORTGAGE CORPORATION  
(USA) ITS SUCCESSORS AND ASSIGNS as Original Beneficiary, which said Deed of Trust  
was recorded 01/22/2008 in the Office of the County Recorder of Douglas State of Nevada, in  
Book/Reel/Liber: 108 Page/Folio: 4238 as Instrument No.: 716551 wherein said present  
Beneficiary hereby substitutes HSBC BANK USA, N.A. as Trustee in lieu of the above-named  
Trustee under said Deed of Trust.


Property Address: 1454 CARDIFF DRIVE, GARDNERVILLE, NV 89410

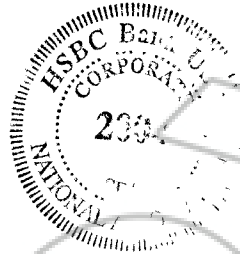
IN WITNESS WHEREOF, HSBC BANK USA, N.A. 2929 WALDEN AVE, DEPEW,  
NY 14043 as present Beneficiary and HSBC BANK USA, N.A. 95 WASHINGTON STREET,  
BUFFALO, NY 14203 as Substituted Trustee, have caused this instrument to be executed, each  
in its respective interest;

\*GM\*GMPHHA\*09/02/2014 08:09:24 AM\* PHHM01PHHA0000000000000000062716\*  
NVDOUGL\* 2019792031 NVDOUGL\_TRUST\_SUB NPIF \* \*JH1PHHM\*

HSBC BANK USA, N.A.

On September 2nd, 2014


By:   
MICHAEL PETER, VP & ASST SEC OF  
THE RML ASD OF HSBC BANK USA  
N.A.

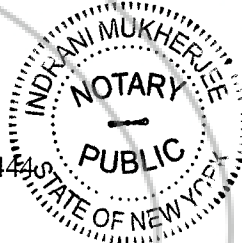


STATE OF New York  
COUNTY OF Erie

On the 2nd day of September in the year 2014 before me, the undersigned Notary Public in and for said State, personally appeared MICHAEL PETER, VP & ASST SEC OF THE RML ASD OF HSBC BANK USA N.A. of HSBC BANK USA, N.A. , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal,

  
INDRANI MUKHERJEE  
Notary Expires: 04/08/2017 #01MU62794446  
Qualified in Erie County



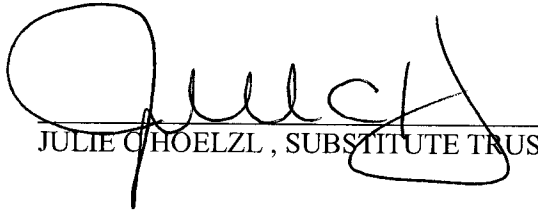
(This area for notarial seal)

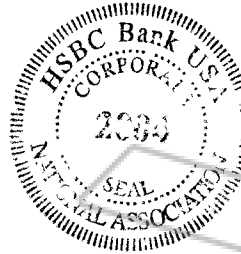
HSBC BANK USA, N.A. hereby accepts said appointment as Trustee under said Deed of Trust and as Successor Trustee pursuant to the request of said present Beneficiary and in accordance with the provisions of said Deed of Trust does hereby reconvey without warranty to the person or persons legally entitled thereto all estate now held by it under said Deed of Trust.

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE Page 3 of 3

By HSBC BANK USA, N.A. as Trustee

On September 2nd, 2014

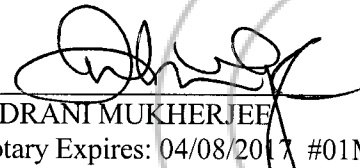
  
JULIE C HOELZL, SUBSTITUTE TRUSTEE

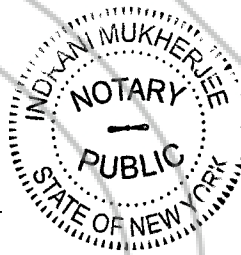


STATE OF New York  
COUNTY OF Erie

On the 2nd day of September in the year 2014 before me, the undersigned Notary Public in and for said State, personally appeared JULIE C HOELZL, SUBSTITUTE TRUSTEE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal,

  
INDRANI MUKHERJEE  
Notary Expires: 04/08/2017 #01MU6279444



(This area for notarial seal)