

APN #: 1320-02-001-017

**When Recorded Mail To:**

Indecomm Global Services  
1260 Energy Lane  
St. Paul, MN 55108

**Prepared By:** Vinay Jayaramaiah  
PHH Mortgage Services  
1 Mortgage Way, MS SV03  
Mt. Laurel, New Jersey USA  
08054-5452

Loan#: 0027576099

Invoice#: E3157394

CostCenter#: BL

Package#: 81217122

Document#: 6886740

MIN: 100105600015221145

MERS Phone: 1-888-679-6377



00085105201909243090020029

KAREN ELLISON, RECORDER

## Substitution of Trustee

**First American Title Insurance Company** whose address is **10011 S. Centennial Parkway Suite 340. Sandy, UT 84070**, is hereby appointed successor trustee under that certain Deed of Trust described below:

Borrowers: **RICHARD J NELSON / ELLEN L NELSON**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC (MERS)** as nominee for **USAA FEDERAL SAVINGS BANK**, its successors and assigns, whose address is **P.O. Box 2026, Flint MI 48501-2026**

Original Trustee: **MICHAEL J BROKER**

Loan Amount: **\$242100.00**

Date of Deed of Trust: **May 11, 2004**

Date Recorded: **May 18, 2004**


Book/Page: **0504 / 08332**

Document Number: **0613459**

Filed for record in **Douglas**, State of **Nevada**

On this date of **24th** day of **December, 2018**

**MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC (MERS) as nominee for USAA  
FEDERAL SAVINGS BANK , its successors and  
assigns**

  
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**Jeffrey Scott Keogler, Assistant Secretary**

State of **Minnesota** , County of **Ramsey**

On **December 24, 2018** before me, the undersigned, a **Notary Public** in and for the State of **Minnesota** ,  
duly commissioned and sworn, personally appeared **Jeffrey Scott Keogler** to me known to be the  
**Assistant Secretary** of the **corporation** that executed the foregoing instrument, and acknowledged the  
said instrument to be the free and voluntary act and deed of said **corporation** , for the uses and purposes  
therein mentioned, and on oath state that he/she is authorized to execute the said instrument.

WITNESS my hand and official seal hereto fixed the day and year first above written.

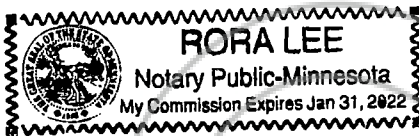
  
\_\_\_\_\_

**Rora Lee**

**Notary Public**

My Commission Expires: **January 31, 2022**

Residing at **Ramsey County Minnesota**



\*U06886740\*

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