

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)



SHAWNYNE GARREN, RECORDER

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

**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION ITS SUCCESSORS AND ASSIGNS, whose address is P.O. Box 2026, Flint MI 48501-2026, hereby acknowledges that the below referenced deed of trust has been paid in full and, in consideration thereof, does hereby cancel and discharge said deed of trust.

Original Trustor: **STACI ROBERTSON, AN UNMARRIED WOMAN**

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

Date of Deed of Trust: 1/3/2013

Note Amount: \$133,734.00

Date Recorded: January 9, 2013

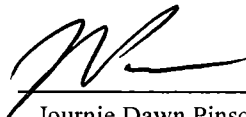
Book/Page/Instrument Number: Book 113 Page 1957 Document # 815914

Property Address: 1309 MARY JO DRIVE, GARDNERVILLE, NV 89460

IN WITNESS WHEREOF, the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION ITS SUCCESSORS AND ASSIGNS, by the officer duly authorized, has executed the foregoing instrument on 09/06/2024.

WHEREAS, the undersigned MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION ITS SUCCESSORS AND ASSIGNS is the present Beneficiary under said Deed of Trust, and WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust.

NOW, THEREFORE, the undersigned hereby substitutes **ORION FINANCIAL GROUP, INC.**, as Trustee under said Deed of Trust, and as substitute Trustee, DOES HEREBY RECONVEY to the person or persons legally entitled thereto, without warranty, all the estate, title, and interest acquired by Trustee under said Deed of Trust. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION ITS SUCCESSORS AND ASSIGNS

By:   
\_\_\_\_\_  
Journie Dawn Pinson, Assistant Secretary



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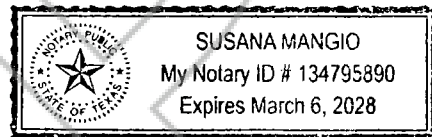
PREPARED BY & RETURN TO:  
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Southlake TX 76092

State of TX )  
County of Tarrant )

On 09/06/2024, before me, Susana Mangio, Notary Public, personally appeared, Journie Dawn Pinson, Assistant Secretary personally known to me (or 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. WITNESS my hand and official seal.

Susana Mangio

Notary public, Susana Mangio  
My commission expires: March 6, 2028



**ORION FINANCIAL GROUP, INC.**

By:

Tiffany Prueitt

Tiffany Prueitt, Vice President

State of TX )  
County of Tarrant )

THIS IS TO CERTIFY that on this **September 6, 2024**, before me the undersigned Notary Public, personally appeared Tiffany Prueitt, known to me and to me known to be the Vice President of the corporation that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same pursuant to its by-laws or a resolution of its Board of Directors. WITNESS my hand and official seal.

Susana Mangio

Notary public, Susana Mangio  
My commission expires: March 6, 2028

