



00165503201500016220020023

02/24/2015 09:17:03 AM

Fee: \$52.00

WHEN RECORDED, MAIL TO:
 Wells Fargo Home Mortgage
 C/O Nationwide Title Clearing, Inc.
 2100 Alt. 19 North
 Palm Harbor, FL 34683
 Loan #0216520254

SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE

MERS Address: Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, Michigan, 48501-2026

WHEREAS, **BRANDON J LOWTHER AND DIANA M AVILA** whose address is 750 HOGUE DR KLAMATH FALLS, OR 97601 was the original Trustor, **ASPEN TITLE & ESCROW** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR HYPERION CAPITAL GROUP, LLC, ITS SUCCESSORS AND ASSIGNS** is the representative of the original Beneficiary under a certain Deed of Trust dated 09/02/2009 in KLAMATH County, Oregon, under Recording # 2009-011962, recorded on 09/08/2009.

Property is commonly known as: 750 HOGUE DRIVE, KLAMATH FALLS, OR 97601.

WHEREAS, the undersigned, having received notification of grantor's full payment on said Deed of Trust and debt, desires to substitute a new Trustee under said Deed of Trust in place and stead of said original Trustee thereunder. NOW, THEREFORE, the undersigned hereby substitutes **WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION**, as Trustee under said Deed of Trust and directs said **WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION** to reconvey, without warranty, to the parties entitled thereto the estate now held by him under said Deed of Trust.

Dated on 2/16 /2015 (MM/DD/YYYY)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR HYPERION CAPITAL GROUP, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

By: Harriet Kinchlow
 Harriet Kinchlow ASST. SECRETARY

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 2/16 /2015 (MM/DD/YYYY), by Harriet Kinchlow as ASST. SECRETARY of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR HYPERION CAPITAL GROUP, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, who, as such ASST. SECRETARY being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Elizabeth A. Mustard

Elizabeth A. Mustard
 Notary Public - State of FLORIDA
 Commission Expires: 08/27/2015



Elizabeth A. Mustard
 Notary Public State of Florida
 My Commission # EE 088429
 Expires August 27, 2015

Bonded Thru Notary Public Underwriters

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
 WFHRC 25553260 -@ 100307200000493241 MERS PHONE 1-888-679-6377 DOCR T1115023312 [C-1]
 RCNOR1

PAGE (1 of 2)



D0009444045

Loan #0216520254

WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, hereby accepts the foregoing appointment as Trustee under said Deed of Trust and as successor Trustee, pursuant to a written request from the designated nominee of the present Beneficiary and in accordance with the provisions of said Deed of Trust, DOES HEREBY CONVEY to the person or persons legally entitled thereto, without warranty, the estate, title and interest now held by the undersigned in and to the premises more fully described in said Deed of Trust.

Dated on 2/16/2015 (MM/DD/YYYY)

WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

By: Heather Leibowitz as Trustee
Heather Leibowitz Title Officer

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 2/16/2015 (MM/DD/YYYY), by **Heather Leibowitz** as Title Officer for **WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION**, who, as such Title Officer being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she is personally known to me.

Elizabeth A. Mustard
Elizabeth A. Mustard
Notary Public - State of FLORIDA
Commission Expires: 08/27/2015



Elizabeth A. Mustard
Notary Public State of Florida
My Commission # EE 088429
Expires August 27, 2015
Bonded Thru Notary Public Underwriters

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
WFHRC 25553260 -@ 100307200000493241 MERS PHONE 1-888-679-6377 DOCR T1115023312 [C-1]
RCNOR1

PAGE (2 of 2)



D0009444045