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State of Nebraska Gage County ss. Entered
Numerical Index and filed for record the
02 day of Dec, 2015
at 02:44 o'clock PM, and recorded as
INSTRUMENT NO. **2015-03466**



Register of Deeds

Pages 2 By JN
Recording Fees \$16.00
Totals Fees \$16.00

Margin Above Reserved For Recording Information

PLEASE RETURN VIA EMAIL TO & MAIL ORIGINAL TO: SOUTHLAW, P.C.
10855 W DODGE ROAD SUITE 230
OMAHA, NE 68154

APPOINTMENT OF SUCCESSOR TRUSTEE

DATE OF INSTRUMENT:

11-23-15

GRANTOR: Ditech Financial LLC
3000 Bayport Drive
Suite 880
Tampa, FL 33607

GRANTOR: Anthony J. Shepardson and Denise A. Shepardson

GRANTEE: Edward E. Brink, a member of the Nebraska State Bar Association
c/o SouthLaw, P.C.
10855 W Dodge Road, Suite 230
Omaha, Nebraska 68154

EFFECTED INSTRUMENT IF APPLICABLE: Security Instrument recorded June 11, 2003, Document No. 2003-3200

LEGAL DESCRIPTION (CONTINUED ON NEXT PAGE IF APPLICABLE):

THE EAST 70 FEET OF LOTS 7 AND 8, AND THE SOUTH 25 FEET OF THE EAST 70 FEET OF LOT 9, BLOCK 39,
ASHBY'S ADDITION TO WYMORE, GAGE COUNTY, NEBRASKA AP NO.: 008792000

File No. 185391

INSTRUMENT NO. **2015-03466**

WHEREAS, Anthony J. Shepardson and Denise A. Shepardson, did by a Security Instrument dated May 27, 2003, and recorded on June 11, 2003, Document No. 2003-3200 in the Office of the Recorder of Deeds of Gage County, Nebraska, at Beatrice, convey the property to the named Trustee, to secure payment of the described debt, the property being legally described commencing on the first page of this instrument.

WHEREAS, the Security Instrument provides that the lender shall have the power to remove the original trustee or any successor trustee, and to appoint in writing (acknowledged and recorded) a successor to such trustee, who shall succeed to the title and all of the rights and powers of the Original Trustee; and

WHEREAS, the undersigned is the holder of the note described and secured by the Security Instrument, and the payee of such debt.

NOW THEREFORE, the undersigned removes Joan H. Anderson as Trustee and any other appointed successor trustee duly appointed under the Security Instrument and appoints Edward E. Brink, a member of the Nebraska State Bar Association, c/o SouthLaw, P.C., 10855 W Dodge Road Suite 230, Omaha, Nebraska 68154, as Successor Trustee.

IN WITNESS WHEREOF, Ditech Financial LLC has caused this instrument to be signed by its AVP on November 23, 2015

Ditech Financial LLC F/K/A Green Tree Servicing LLC

By: Sue Spratte 11-23-15
Printed Name: Sue Spratte
Title: AVP

Acknowledgment of Document

STATE OF South Dakota)
) ss.
COUNTY OF Pennington)

On this 23rd day of November, 2015 before me appeared Sue Spratte, to me personally known, who, being by me duly sworn said that she is AVP of Ditech Financial LLC, and that the instrument was signed on behalf of Ditech Financial LLC F/K/A Green Tree Servicing LLC, and she acknowledged the instrument to be the free act and deed of the Corporation.

IN TESTIMONY, I have set my hand at my office the day and year last above written.

Kindra Denny
Notary Public
State of South Dakota
County of Pennington

My Commission Expires:

4/14/2021

File No. 185391



INSTRUMENT NO. 2015-03466