



200910060023
Skagit County Auditor

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When Recorded Mail To:
Financial Dimensions, Inc.
1400 Lebanon Church Road
Pittsburgh, PA 15236

Prepared by: Carla Tinoco
Ocwen Loan Servicing, LLC
1661 Worthington Road Suite 100
West Palm Beach, Florida 33409

**WASHINGTON
SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

3710301373666
Investor # 2521

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FIDELITY MORTGAGE A DIVISION OF DELTA FUNDING CORPORATION, the undersigned beneficiary, of the Deed of Trust described below, hereby appoints **HSBC BANK USA, N.A., AS TRUSTEE**, whose address is c/o Ocwen Loan Servicing, LLC 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409, as successor Trustee thereunder.

Dated JANUARY 13, 2006, executed by RICHARD I. HAMMER, SR. AND ELSIE M. HAMMER to CAL-WESTERN RECONVEYANCE CORPORATION as Trustee(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FIDELITY MORTGAGE A DIVISION OF DELTA FUNDING CORPORATION as Beneficiary, in the amount of \$126,426.00, and filed of record on JANUARY 23, 2006, as Instrument/Entry/Document Number: 200601230189. PROPERTY ADDRESS: 1707 S 16TH ST., MOUNT VERNON, WA
PREMISES DESCRIBED AS: [parcel #3730-003-014-0009] in SKAGIT County, WA and more completely described as: **LEGAL DESCRIPTION:**

The North 30 feet of Lot 13 and the South 45 feet of Lot 14, Block 3, HILLCREST PARK ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 6 of Plats, page 8, records of Skagit County, Washington;

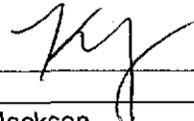
EXCEPT the Easterly 10 feet thereof conveyed to the City of Mount Vernon for Street purposes by deed dated July 13, 1955 under Auditor's File No. 521114 and re-recorded under Auditor's File No. 522859, records of Skagit County, Washington.

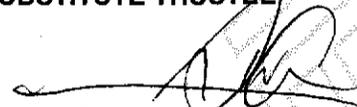
Situated in Skagit County, Washington

NOW THEREFORE, HSBC BANK USA, N.A., AS TRUSTEE of the above described instrument, in consideration of full payment and satisfaction of the debt secured thereunder, HEREBY RECONVEYS, releases, and discharges, without warranty, to the person or persons legally entitled thereto, the estate, title and interest now held by it, and authorizes and instructs the clerk or recorder to enter satisfaction of and cancel of record the deed of trust.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FIDELITY MORTGAGE A DIVISION OF DELTA FUNDING CORPORATION

HSBC BANK USA, N.A., AS TRUSTEE
by it's attorney-in-fact
Ocwen Loan Servicing, LLC
SUBSTITUTE TRUSTEE

By: 
Name: Kevin M. Jackson
Title: Vice President


Name: Scott W. Anderson
Title: Sr. Vice President of Residential Loan Servicing

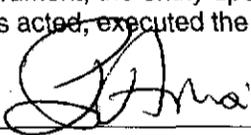
P.O.A. Recorded on: DECEMBER 3, 2008
Instrument number: 2008-12030037



State of Florida , County of Palm Beach)

On SEPTEMBER 04, 2009, before me, the undersigned Notary Public, personally appeared, Kevin M. Jackson, Vice President of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FIDELITY MORTGAGE A DIVISION OF DELTA FUNDING CORPORATION**, and Scott W. Anderson, the Sr. Vice President of Residential Loan Servicing, Ocwen Loan Servicing, LLC, Attorney-in-Fact for **HSBC BANK USA, N.A., AS TRUSTEE** and both being personally known to me to be the person(s) whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their respective authorized capacities as Vice President and Sr. Vice President of Residential Loan Servicing, and that by their signatures on the instrument, the entity upon behalf of which the persons acted, executed the instrument.

Notary



NOTARY STAMP

NOTARY PUBLIC-STATE OF FLORIDA
Leticia N. Arias
Commission #DD737904
Expires: NOV 29, 2011
BONDED THROUGH ATLANTIC BONDING CO., INC.



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