

Bishop White Marshall & Weibel
Attention: Foreclosure Dept
700 Olive Way, Suite 1301
Seattle, Washington 98101



201311260065
Skagit County Auditor \$15.00
11/26/2013 Page 1 of 2 3:06PM

Filed for Record at Request of:
Bishop, White, Marshall & Weibel, P.S.
720 Olive Way, Suite 1201
Seattle, WA 98101

Document Title: Appointment of Successor Trustee
Reference No.: 200603070063
Grantor: The Bank of New York Mellon FKA The Bank
of New York, as Trustee for the Certificateholders of the CWalt, Inc.,
Alternative Loan Trust 2006-OA19, Mortgage Pass-through Certificates,
Series 2006-OA19
Grantee: Bishop, White, Marshall & Weibel, P.S.

APPOINTMENT OF SUCCESSOR TRUSTEE

KNOW ALL MEN BY THESE PRESENTS:

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FIRST AM 415

Gary L Powell and Judy D Powell Husband and Wife are the grantor(s) and Joan H. Anderson, EVP on behalf of Flagstar Bank, FSB. is the trustee, and Mortgage Electronic Registration Systems, Inc. is a separate corporation that is acting solely as a nominee for Westwood Mortgage Inc. and its successors and assigns is the beneficiary under that certain deed of Trust dated March 1, 2006, and recorded on March 7, 2006, under Auditor's File No. 200603070063, records of Skagit County, Washington.

The undersigned The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWalt, Inc., Alternative Loan Trust 2006-OA19, Mortgage Pass-through Certificates, Series 2006-OA19 hereby appoints Bishop, White, Marshall & Weibel, P.S., whose address is 720 Olive Way, Suite 1201, Seattle, WA 98101, as successor trustee under said deed of trust, s/he to have all the powers of said original trustee, effective forthwith.

Powell, Gary L. and Judy D./485.1278481
Appointment of Successor Trustee - 1
FC-WA-ApptSuccTrustee1ben

IN WITNESS WHEREOF, the undersigned beneficiary has hereunto set his/her hand; if the undersigned is a National Association, it has caused its name to be signed and affixed hereunto by its duly authorized officers.

DATED: FEBRUARY 27, 2013

THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF
THE CWALT, INC., ALTERNATIVE LOAN
TRUST 2006-OA19, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2006-
OA19 ~~BY BANK OF AMERICA, N.A. (BANA)~~
AS ATTORNEY IN FACT (AIF).

By: _____

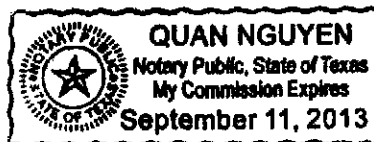
JIMMY DURAN
ASSISTANT VICE PRESIDENT (AUP).

STATE OF TEXAS)
) ss:
COUNTY OF DALLAS)

I certify that I know or have satisfactory evidence that JIMMY DURAN is the person who appeared before me, and said person acknowledged that he/she signed the instrument and acknowledged it as the AUP OF BANA AS AIF ON BEHALF of The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWalt, Inc., Alternative Loan Trust 2006-OA19, Mortgage Pass-through Certificates, Series 2006-OA19, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument and on oath stated that he/she is authorized to execute the instrument on behalf of said company.

DATED: February 27, 2013

QUAN NGUYEN
Name: QUAN NGUYEN
Notary Public in and for the State of
TEXAS
My Appt. Expires: September 11, 2013



Powell, Gary L. and Judy D/485.1278481
Appointment of Successor Trustee - 2
FC-WA-ApptSuccTrustee1 ben

