



Skagit County Auditor
4/21/2014 Page 1 of 2 2:08PM \$87.00

Prepared by: Christian Lazu
Ocwen Loan Servicing, LLC
5720 Premier Park Dr,
West Palm Beach, Florida 33407
MIN: 100021278842676434
MERS Ph.#: 1-888-679-6377

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

970554

WASHINGTON

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

373940129466
Investor # 2555

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY FOR US BANK N.A. its successors and assigns, the undersigned beneficiary, of the Deed of Trust described below, hereby appoints **HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOMURA ASSET ACCEPTANCE CORPORATION, ALTERNATIVE LOAN TRUST, SERIES 2005-S3**, whose address is c/o Ocwen Loan Servicing, LLC 5720 Premier Park Dr, West Palm Beach, FL 33407, as successor Trustee thereunder.

Dated NOVEMBER 30, 2004, executed by DONALD F. BROWN AND JUDY A. BROWN to BRIAN LYNCH as Trustee(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY FOR US BANK N.A. as Beneficiary, in the amount of \$19,000.00, and filed of record on DECEMBER 02, 2004, Instrument/Entry/Document Number: 200412020152.

PROPERTY ADDRESS: 124 S 25TH STREET, MOUNT VERNON, WA

PREMISES DESCRIBED AS: [parcel # P103994] in SKAGIT County, WA and more completely described as:

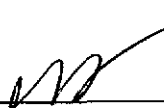
LEGAL DESCRIPTION:

LOT 4 OF SHORT PLAT NO. MV-7-93, APPROVED NOVEMBER 19, 1993, RECORDED NOVEMBER 19, 1993 IN VOLUME 11 OF SHORT PLATS, PAGE 24, UNDER AUDITOR'S FILE NO. 9311190114, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN. SITUATED IN SKAGIT COUNTY, WASHINGTON.

NOW THEREFORE, **HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOMURA ASSET ACCEPTANCE CORPORATION, ALTERNATIVE LOAN TRUST, SERIES 2005-S3** 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. (MERS)

SUBSTITUTE TRUSTEE
HSBC BANK USA, N.A., AS TRUSTEE
FOR THE REGISTERED HOLDERS OF
NOMURA ASSET ACCEPTANCE
CORPORATION, ALTERNATIVE
LOAN TRUST, SERIES 2005-S3
by it's attorney-in-fact
Ocwen Loan Servicing, LLC

By: 
Name: Noemi Morales
Title: Assistant Secretary


Name: Leticia N. Arias
Title: Contract Manager

Power of Attorney Recorded on: DECEMBER 03, 2008
Instrument number: 2008-12030037

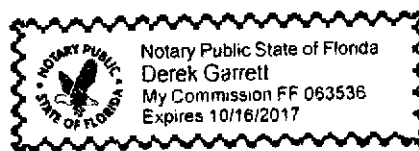
State of Florida , County of Palm Beach)

On DECEMBER 16, 2013, before me, the undersigned Notary Public, personally appeared, Noemi Morales, Assistant Secretary, of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, and Leticia N. Arias, Contract Manager at Ocwen Loan Servicing, LLC, Attorney-in-Fact for **HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOMURA ASSET ACCEPTANCE CORPORATION, ALTERNATIVE LOAN TRUST, SERIES 2005-S3** 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 Assistant Secretary and Contract Manager and that by their signatures on the instrument, the entity upon behalf of which the persons acted, executed the instrument.

Notary


Derek Garrett

NOTARY STAMP



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