



201605160153

Skagit County Auditor \$16.00
5/16/2016 Page 1 of 2 1:59PM

When recorded return to:

Quality Loan Service Corp. of Washington
C/O Quality Loan Service Corporation
411 Ivy Street
San Diego, CA 92101

TS No.: WA-16-711473-SW
Order No.:
APN: 340420-0-152-0024

Space above this line for recorders use only

Appointment of Successor Trustee

NOTICE IS HEREBY GIVEN that **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON**, whose address is **108 1st Ave South, Suite 202, Seattle, Washington 98104** is hereby appointed Successor Trustee under that certain Deed of Trust dated 11/20/2006, executed by **JIM A. JOHNSON AND ELIZABETH D. JOHNSON, HUSBAND AND WIFE** as Grantor, in which **CHICAGO TITLE** was named as Trustee, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOMECOMINGS FINANCIAL, LLC (F/K/A HOMECOMINGS FINANCIAL NETWORK, INC.)** its successors and assigns as Beneficiary, and recorded on 11/27/2006, under Auditor's File No. 200611270134 as book xxx and page xxx, of Official Records. Whereas, **U.S. Bank National Association, as Trustee for Residential Funding Mortgage Securities I, Inc., Mortgage Pass-Through Certificates, Series 2006-S12** is the present Beneficiary the actual holder of the promissory note secured by the Deed of Trust, and desires to appoint and hereby does appoint **QUALITY LOAN SERVICE CORPORATION OF WASHINGTON** as the new Trustee in place and stead of the present Trustee thereunder.

Said Deed of Trust Encumbers the real property situated in **SKAGIT** County, **Washington** and is fully described as:

Tract 1 of **CITY OF MOUNT VERNON SHORT PLAT NO. MV-7-90**, approved June 25, 1990, and recorded June 26, 1990, under Auditor's File No. 9006260001, records of Skagit County, Washington, in Volume 9 of Short Plats, page 234, records of Skagit County, Washington; being a portion of the Northeast Quarter of the Northeast Quarter of Section 20, Township 34 North, Range 4 East of the Willamette Meridian. Situated in Skagit County, Washington

And more commonly known as: **820 North 18th Street, Mt Vernon, WA 98273**

NOW THEREFORE the undersigned, U.S. Bank National Association, as Trustee for Residential Funding Mortgage Securities I, Inc., Mortgage Pass-Through Certificates, Series 2006-S12, hereby substitutes QUALITY LOAN SERVICE CORPORATION OF WASHINGTON as Trustee under said Deed of Trust.

Dated: May 3, 2016

U.S. Bank National Association, as Trustee for Residential Funding Mortgage Securities I, Inc., Mortgage Pass-Through Certificates, Series 2006-S12 By: Ocwen Loan Servicing, LLC its attorney-in-fact

Peter Nocero

By: Peter Nocero Contract Management Coordinator

State of: Pennsylvania
County of: Montgomery

On 5/3/16 Date before me, Derien Lewis a notary public, personally appeared Peter Nocero, who is P. K. (type of Identification) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Pennsylvania that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Derien Lewis* (Seal)
Derien Lewis

