

AFTER RECORDING MAIL TO:
Aztec Foreclosure Corporation of Washington
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683
AFC# 20-126610

Document Title: Appointment of Successor Trustee

Reference number of document: Instrument No. 200707050029

Grantor(s): The Bank of New York Mellon, f/k/a The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2007-12

Grantee(s): Aztec Foreclosure Corporation of Washington

Original Mortgagor(s): Victoria Bidwell, a single woman

Legal: LOT 9, BLOCK "O", "PLAT OF CAPE HORN ON THE SKAGIT, DIVISION NO. 2" AS PER PLAT RECORDED IN VOLUME 9, OF PLATS AT PAGES 14, TO 19, INCLUSIVE, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

Abbreviated Legal: Lot 9, Block O, CAPE HORN ON THE SKAGIT DIV. 2

Assessor's Parcel number: P63450 (3869-015-009-0003)

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1499 SE Tech Center Place, Suite 255
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AFC# 20-126610 CGG
P63450 (3869-015-009-0003)

Appointment of Successor Trustee

KNOW ALL MEN BY THESE PRESENTS: Victoria Bidwell, a single woman is/are the grantor(s), Landsafe Title of Washington is the trustee, and Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Countrywide Home Loans, Inc., its successors and assigns is beneficiary under that certain trust deed dated June 18, 2007, and recorded July 5, 2007, under Auditor's File No. 200707050029 records of Skagit County, Washington.

The present beneficiary, The Bank of New York Mellon, f/k/a The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2007-12, under said deed of trust, appoints **Aztec Foreclosure Corporation of Washington**, a Washington Corporation, whose address is 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683, as successor trustee under the deed of trust with all powers of the original trustee.

The undersigned present beneficiary warrants and represents that, as of the date of this Appointment of Successor Trustee has been executed and acknowledged, it is the owner and holder of the obligation secured by the subject deed of trust and is not holding the same as security for a different obligation.

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Lot 9, Block O, CAPE HORN ON THE SKAGIT DIV. 2

LOT 9, BLOCK "O", "PLAT OF CAPE HORN ON THE SKAGIT, DIVISION NO. 2" AS PER PLAT RECORDED IN VOLUME 9, OF PLATS AT PAGES 14, TO 19, INCLUSIVE, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

Date: 4/14/20

The Bank of New York Mellon, f/k/a The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2007-12, by Carrington Mortgage Services, LLC, as attorney in fact



NAME Ami Bhavsar
TITLE Supervisor Pre-Foreclosure Compliance

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California

County of Orange

On April 14, 2020, before me, Maria D. Ahumada, Notary Public, personally appeared, Ami Bhavsar, who proved to me on the basis of satisfactory evidence 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maria D. Ahumada (Seal)

Maria D. Ahumada



