Skagit County Auditor, WA

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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AFTER RECORDING RETURN TO:

Aztec Foreclosure Corporation of Washington 1499 SE Tech Center Place, Suite 255 Vancouver, WA 98683

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: 4/10/20	
	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
	NAMEAmi Bhavsar TITLESupervisor 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	Maria D. Ahumada Notae Dublic personally
On <u>April 16, 2020</u> , before me,	Maria D. Ahumada , Notary Public, personally
	, who proved to me on the basis of
	name(s) is/are subscribed to the within instrument and
_	the same in his/her/their authorized capacity(ies), and
that by his/her/their signature(s) on the instrume	ent the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.	
I certify under PENALTY OF PERJURY under	r the laws of the State of Colorova, that the foregoing
paragraph is true and correct.	***************************************
WITNESS my hand and official seal.	MARIA D. AHUMADA Notary Public - California Los Angeles County Commission # 2303293 My Comm. Expires Sep 25, 2023
Signature Officenco	(Seal)

Maria D. Ahumada

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT	
(Title or description of attached document)	
(Title or description of attached document continued)	
Number of Pages Document Date	
(Additional information)	
CAPACITY CLAIMED BY THE SIGNER	
☐ Individual(s)	
☐ Corporate Officer	
(Title)	
☐ Partner(s)	
☐ Attorney-in-Fact	
☐ Trustee(s)	
☐ Other	

INSTRUCTION FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verblage as may be printed on such document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- · State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgement.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- · The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- · Print the name(s) of the document signer(s) who personally appeared at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-scal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - Indicate title or type of attached document, number of
 - pages and date.
 Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- · Securely attach this document to the signed document