



202011230054

11/23/2020 09:55 AM Pages: 1 of 2 Fees: \$19.00
Skagit County Auditor

WHEN RECORDED MAIL TO:
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
PH. 208-528-9895

SUBSTITUTION OF TRUSTEE

WASHINGTON

RECORD 1ST



COUNTY OF SKAGIT

LOAN NO.: 3300044954

PARCEL No. P106199

LEGAL DESCRIPTION: PTN SW 1/4 OF SE 1/4, 7-36-4 E W.M. (AKA LOT 1, SP #PL04-0594)

WHEREAS, the Undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR HERITAGE BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, the Beneficiary of that certain Deed of Trust dated DECEMBER 07, 2016, executed by WALTER M ORTEZ AND ESMERALDA ORTEZ, HUSBAND AND WIFE, Trustor, to LAND TITLE AND ESCROW, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR HERITAGE BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on DECEMBER 13, 2016 as Auditors File No. 201612130159 in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

WHEREAS, the Undersigned desires to appoint a new Trustee in the place and stead the Current Trustee; NOW, THEREFORE, in view of the premises, the Undersigned hereby appoints FIRST AMERICAN TITLE INSURANCE COMPANY, located at 1 FIRST AMERICAN WAY, SANTA ANA, CA 92707, as successor Trustee under said Deed of Trust, to have all the powers as Trustee, effective forthwith.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on NOVEMBER 09, 2020. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR HERITAGE BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS


ERIC FERGUSON, VICE PRESIDENT

POD: 20201022
US8100119IM - SOT - WA



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DOCUMENT 1 OF 2

MIN: 100172010300285367
MERS PHONE: 1-888-679-6377

Attached to the Substitution of Trustee dated November 09, 2020

STATE OF ARIZONA COUNTY OF MARICOPA) ss.

On **NOVEMBER 09, 2020**, before me, **REBECCA FRITZ**, Notary Public, personally appeared **ERIC FERGUSON, VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity, who they acted on the behalf of, executed the instrument.


REBECCA FRITZ (COMMISSION EXP. 05/12/2024)
NOTARY PUBLIC

