

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

SUBSTITUTION OF TRUSTEE

WASHINGTON
COUNTY OF SKAGIT

RECORD 1ST

PARCEL NO. P119451

LEGAL DESCRIPTION: PTN OF TR. H, BIG LAKE WATERFRON TRACTS., AKA LOT 4, SP #PL00-0750

WHEREAS, the Undersigned, **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-20**, located at 100 NORTH TRYON STREET, CHARLOTTE, NC 28255, the current Beneficiary of that certain Deed of Trust dated **SEPTEMBER 08, 2006**, executed by **JAMES T. ROBERSON AND ELISE C. ROBERSON, HUSBAND AND WIFE**, Trustor, to **LAND TITLE INSURANCE COMPANY**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **GOLF SAVINGS BANK, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **SEPTEMBER 13, 2006** as Auditors File No. **200609130187** 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

03/05/2024

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-20, BY BANK OF AMERICA, N.A., SUCCESSOR-BY-MERGER TO BAC HOME LOANS SERVICING, L.P., FKA COUNTRYWIDE HOME LOANS SERVICING, L.P., AS ATTORNEY-IN-FACT

VICE PRESIDENT

POD: 20240116
BA8050117IM - SOT - WA



STATE OF NORTH CAROLINA COUNTY OF GUILFORD) ss.
On 3-5-2024, before me, Tracy P Lowe, personally appeared
Severa Perdue known to me to be the VICE PRESIDENT of BANK OF
AMERICA, N.A., SUCCESSOR-BY-MERGER TO BAC HOME LOANS SERVICING, L.P., FKA
COUNTRYWIDE HOME LOANS SERVICING, L.P., AS ATTORNEY-IN-FACT FOR THE BANK OF
NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-
20 the corporation that executed the instrument or the person who executed the instrument on behalf of said
corporation, and acknowledged to me that such corporation executed the same.

Tracy P Lowe
Tracy P Lowe (COMMISSION EXP.
May 7, 2025)
NOTARY PUBLIC

