

Return To:  
Shellpoint Mortgage Servicing  
C/O Nationwide Title Clearing, LLC  
2100 Alt. 19 North  
Palm Harbor, FL 34683

**SUBSTITUTION OF TRUSTEE**

WHEREAS, **LESLIE L. MIX** was the original Trustor, **ADELITA A. SHUBERT ON BEHALF OF FLAGSTAR BANK, FSB** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR OXBOW CREDIT COMPANY, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** was the designated nominee of the original Beneficiary under that certain Deed of Trust dated 01/20/2012, in the amount of \$239,500.00, and recorded in **SKAGIT** County, **Washington**, under **Auditor File # 201201300124**.

SECTION 25, TOWNSHIP 35, RANGE 1; PTN. SE-NW AKA LOT 1 AND PORTION LOT 4 OF SHORT PLAT ANA-96004

Parcel ID # 350125-2-160-0005

WHEREAS, the undersigned is the designated nominee of the present Beneficiary under said Deed of Trust and WHEREAS, the undersigned desires to substitute a new Trustee under Deed of Trust in place and stead of said original Trustee thereunder.

NOW, THEREFORE, the undersigned hereby substitutes **NATIONWIDE TITLE CLEARING, LLC**, a Washington limited liability company, as Trustee under said Deed of Trust.

Dated this 30th day of December in the year 2024  
**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR OXBOW CREDIT COMPANY, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**

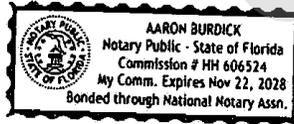
K. Eisele  
**KOSTADINA EISELE**  
**VICE PRESIDENT**

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 30th day of December in the year 2024, by Kostadina Eisele as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR OXBOW CREDIT COMPANY, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Aaron Burdick  
**AARON BURDICK**  
**COMM EXPIRES: 11/22/2028**



SPTRC 443215507 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN 100052550339708892 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T302412-10:49:59 [C-2] ERCNWA1



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