

When Recorded Return To:

Lien Release Dept  
M&T Bank  
4th Floor - Lien Release Dept.  
PO BOX 5178  
Buffalo, NY 14240

**APPOINTMENT OF SUCCESSOR TRUSTEE**

M&T Bank#: 4002108845 "MOSELLE" R99/231 0233242144 3030502313 3030502313 Skagit, Washington

MIN #:100392411212145828 MERS Corporate Phone Number: 1-888-679-6377

WHEREAS, the undersigned is the present nominee for the Beneficiary under the Deed of Trust Described as follows:

Original Trustor: JEREMY MOSELLE AND HEATHER NOELLE MOSELLE, A MARRIED COUPLE  
Original Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS DESIGNATED NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS  
Dated: 11-14-2022 Recorded: 11-18-2022 as Instrument No. 202211180010, Book/Reel/Liber N/A, Page/Folio N/A in the County of Skagit State of Washington

Legal: LOT 22, "PLAT OF HILLTOP HAVEN DIV. NO. III," AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 78 AND 79, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's/Parcel No: 4512-000-022-0007

Property Address: 412 ROSE CT, MOUNT VERNON, WA 98273

AND WHEREAS, the undersigned, who is the present nominee for the Beneficiary under said Deed of Trust, desires to appoint a successor Trustee under said Deed of Trust in the place and stead of present Trustee thereunder;

Now therefore, the undersigned hereby appoints Nationwide Title Clearing, LLC. whose address is 2100 ALT 19 North, Palm Harbor, FL 34683 as Successor Trustee under said Deed of Trust, to have all the powers of said original Trustee, effective immediately.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for ~~X~~ beneficiary of the security instrument, its successors and assigns

On April 14th, 2025

By: Gloria J. Dishman  
Gloria J. Dishman, Assistant Secretary

*\* Fairway Independent  
Mortgage Corporation  
JG*

STATE OF New York  
COUNTY OF Erie

On the 14th day of April in the year 2025 before me, the undersigned, personally appeared Gloria J. Dishman, Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR ~~X~~ BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal,

Holly Suckow  
Holly Suckow  
Notary Public State of New York  
Notary Expires: 10/28/2026 #01SU5068226  
Qualified in Erie County

HOLLY SUCKOW  
NOTARY PUBLIC STATE OF NEW YORK  
ERIE COUNTY  
LIC. #01SU5068226  
COMM. EXP. 10/28/2026