

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  
LOAN NO.: 3414005238

*RECORD 1ST*



PARCEL No. P76705

LEGAL DESCRIPTION: LOTS 6-9, BLOCK 17, REPLAT OF THE JUNCTION ADDITION TO SEDRO

WHEREAS, the Undersigned, LAKEVIEW LOAN SERVICING, LLC, located at 9726 OLD BAILES RD. SUITE 200, FORT MILL, SC 29707, the current Beneficiary of that certain Deed of Trust dated NOVEMBER 12, 2021, executed by MOLLIE CATHERINE EPPERSON AND WARREN STUART EPPERSON WIFE AND HUSBAND, Trustor, to PREMIER TITLE OF ISLAND COUNTY, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR ENVOY MORTGAGE, LTD, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on NOVEMBER 19, 2021 as Auditors File No. 202111190075 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 JULY 07, 2025.

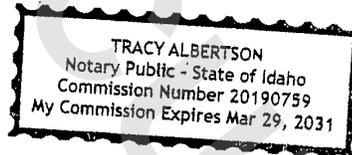
LAKEVIEW LOAN SERVICING, LLC, BY SERVICEMAC, LLC ITS ATTORNEY IN FACT

*Tiffany Jo Williams*  
TIPHANY JO WILLIAMS, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On JULY 07, 2025, before me, TRACY ALBERTSON, personally appeared TIPHANY JO WILLIAMS known to me to be the VICE PRESIDENT of SERVICEMAC, LLC AS ATTORNEY-IN-FACT FOR LAKEVIEW LOAN SERVICING, LLC 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 Albertson*  
TRACY ALBERTSON (COMMISSION EXP. 03/29/2031)  
NOTARY PUBLIC



POD: 20250624  
SM8030119IM - SOT - WA



UNOFFICIAL DOCUMENT