

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.: **8014025981**

*RECORD 1ST*



PARCEL NO. **P121345**

LEGAL DESCRIPTION: **LOT 10 SAUK MOUNTAIN VIEW EST NORTH PH 2**

WHEREAS, the Undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **HOMEBRIDGE FINANCIAL SERVICES, INC.**, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, located at **P.O. BOX 2026, FLINT, MICHIGAN 48501-2026**, the current Beneficiary of that certain Deed of Trust dated **AUGUST 05, 2020**, executed by **MARK BROWNING AND JUSTINE BROWNING, A MARRIED COUPLE**, Trustor, to **ALDRIDGE PITE LLP**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **HOMEBRIDGE FINANCIAL SERVICES, INC.**, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on **AUGUST 07, 2020** as Auditors File No. **202008070153** 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 **JANUARY 07, 2026**.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS DESIGNATED NOMINEE FOR **HOMEBRIDGE FINANCIAL SERVICES, INC.**, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS

**TIPHANY JO WILLIAMS, VICE PRESIDENT**

POD: 20251201  
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DOCUMENT 1 OF 2

MIN: 100288202004293323  
 MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On **JANUARY 07, 2026**, before me, **ASHLEY GITTINS**, personally appeared **TIPHANY JO WILLIAMS** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** ("MERS"), AS DESIGNATED NOMINEE FOR **HOMEBRIDGE FINANCIAL SERVICES, INC.**, **BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS** 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.



ASHLEY GITTINS (COMMISSION EXP. 03/29/2031)  
NOTARY PUBLIC

