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Lien Release Department  
PHH Mortgage Corporation (PHHM)  
220 Northpointe Pkwy  
Amherst, NY 14228

**Skagit County Auditor**

**\$14.00**

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1 10:20AM

**APPOINTMENT OF SUCCESSOR TRUSTEE**

PHH Mortgage Corporation (PHHM) #2029832918 "TAGGART" Lender ID:49B Skagit, Washington  
MERS #: 100022407396104571 SIS #: 1-888-679-6377

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

Original Trustor : MATTHEW R. TAGGART AND CULLY D. TAGGART, HUSBAND AND WIFE  
Original Beneficiary : MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HSBC  
MORTGAGE CORPORATION (USA) ITS SUCCESSORS AND ASSIGNS  
Dated: 09/19/2008 Recorded: 09/26/2008 in Book/Reel/Liber: N/A Page/Folio: N/A as Instrument No.:  
200809260127 In the County of Skagit State of Washington

Property Address: 20354 JAMES STREET, MOUNT VERNON, WA 98274

AND WHEREAS, the undersigned, who is the present 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 FIRST AMERICAN TITLE COMPANY whose address is 181 EAST 5600 SOUTH, LIBERTY HALL BLDG, SUITE 330, MURRAY, UT 84107 as Successor Trustee under said Deed of Trust, to have all the powers of said original Trustee, effective immediately.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HSBC MORTGAGE CORPORATION (USA) ITS SUCCESSORS AND ASSIGNS  
On July 29th, 2013

By: MICHAEL PETER, Assistant Secretary



STATE OF New York  
COUNTY OF Erie

On the 29th day of July in the year 2013 before me, the undersigned Notary Public in and for said State, personally appeared MICHAEL PETER, Assistant Secretary, 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,

ELIZABETH C. GLUSZEK  
Notary Expires: 12/22/2013 #01GL4840553  
Qualified in Erie County

(This area for notarial seal)