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Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When Recorded Mail To:
**First American Mortgage Solutions**
**1795 International Way**
**Idaho Falls, ID 83402**
Ph. **208-528-9895**

# SUBSTITUTION OF TRUSTEE

**WASHINGTON** ***RECORD 1ST***
COUNTY OF **SKAGIT**
LOAN NO.: **0120169313**

PARCEL NO. **P125012**

LEGAL DESCRIPTION: **LOT 4, MV SP LU-05-078, WHICH IS PTN LOT 2, TIMBERLINE DIV. III; AND PTN TR C, SP MV-1-93**

WHEREAS, the Undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FREEDOM MORTGAGE CORPORATION, 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 **DECEMBER 03, 2020**, executed by **STANLEY D. WADE AND COLEEN E. WADE, HUSBAND AND WIFE**, Trustor, to **WFG NATIONAL TITLE COMPANY OF WASHINGTON, LLC**, Original Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FREEDOM MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, Original Beneficiary, and recorded on **DECEMBER 08, 2020** as Auditors File No. **202012080106** 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 **AUGUST 21, 2026**.

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

Tracy Albertson

**TRACY ALBERTSON, VICE PRESIDENT**

STATE OF **IDAHO** COUNTY OF **BONNEVILLE** ) ss.

On **AUGUST 21, 2026**, before me, **JACKI WILKINS**, personally appeared **TRACY ALBERTSON** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR FREEDOM MORTGAGE CORPORATION, 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.

Jacki Wilkins

**JACKI WILKINS (COMMISSION EXP. 05/13/2032)**
NOTARY PUBLIC

JACKI WILKINS
Notary Public - State of Idaho
Commission Number 20190763
My Commission Expires May 13, 2032



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