

Return To:
LoanCare, LLC
C/O Nationwide Title Clearing, LLC
2100 Alt. 19 North
Palm Harbor, FL 34683

Skamania County, WA	2025-000360
Total: \$18.00 Pgs=1	
ASGN	03/11/2025 01:38 PM
Request of: NATIONWIDE TITLE CLEARING, LLC	
eRecorded by: Simplifile	

Loan Number 0065339806
PLS ID 282
Investor ID 4LC

SUBSTITUTION OF TRUSTEE

WHEREAS, NICHOLAS L SCHNEIDER AND SYDNEY K DUTTON was the original Trustor, FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC. was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR NATIONS DIRECT MORTGAGE, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS was the designated nominee of the original Beneficiary under that certain Deed of Trust dated 12/07/2022, in the amount of \$406,125.00, and recorded in SKAMANIA County, Washington, under Auditor File # 2022-002354.

LOT 3 SUNSERI-SCHULL SP BK 2/PG 120
Parcel ID # 02053000152100

WHEREAS, the undersigned is the designated nominee of the present Beneficiary under said Deed of Trust and WHEREAS, the undersigned desires to substitute a new Trustee under Deed of Trust in place and stead of said original Trustee thereunder.
NOW, THEREFORE, the undersigned hereby substitutes NATIONWIDE TITLE CLEARING, LLC, a Washington limited liability company, as Trustee under said Deed of Trust.

Dated this 11th day of March in the year 2025
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR NATIONS DIRECT MORTGAGE, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS




ANGELA PAVAO
VICE PRESIDENT

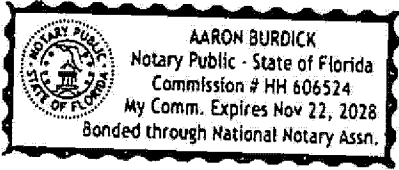
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 11th day of March in the year 2025, by Angela Pavao as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR NATIONS DIRECT MORTGAGE, LLC, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



AARON BURDICK
COMM EXPIRES: 11/22/2028



LC002 444012109 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN
100611800001879446 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T112503-11:27:06 [C-2] ERCNWA1



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