



Bk: 50992 Pg: 195
Page: 1 of 6 06/04/2013 12:55 PM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 06/04/2013 12:55 PM
Ctrl# 120979 22758 Doc# 00066184
Fee: \$752.40 Cons: \$165,000.00

FORECLOSURE DEED

The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of the Protium Master Grantor Trust, having its usual place of business at c/o Statebridge Company, LLC 4600 S. Syracuse, Denver, CO 80237, holder of a mortgage from Kathleen A. Davis and Robert B. Davis to Mortgage Electronic Registration Systems, Inc., as nominee for Equifirst Corporation dated February 23, 2007, and recorded with the Worcester County (Worcester District) Registry in Book 40740, Page 253. Said mortgage was then assigned to The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of the Protium Master Grantor Trust by virtue of an assignment dated May 11, 2010, and recorded in Book 45801, at Page 278, by the power conferred by said mortgage and every other power, for One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00) paid, grants to The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of the Protium Master Grantor Trust, with a mailing address of: 4600 South Syracuse Street, Denver, CO 80237, the real property with the buildings and improvements thereon, if any, situated in Mendon, Worcester County (Worcester District) County, Massachusetts, which real property is fully described in Schedule "A" attached hereto and made part hereof by reference, being the premises conveyed by said Mortgage.

4 Cape Road, Mendon

PROPERTY ADDRESS: 4 Cape Road, Mendon, MA 01756

Executed under seal the 17 day of May, 2013 as the free act and deed of The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of the Protium Master Grantor Trust, by Statebridge Company, LLC, its Attorney-in-Fact, by Kevin Kanouff, its President and David McDonnell, its Managing Director

See LPOT recorded
at Plymouth Registry
of Deeds Book 42691, Page 262

by: [Signature]
Kevin Kanouff
its: President

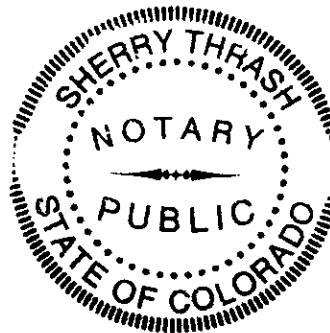
by: [Signature]
David McDonnell
its: Managing Director

State of Colorado
County of Denver

ss.

On this 17 day of May, 2013, before me, the undersigned notary public, personally appeared Kevin Kanouff and David McDonnell, proved to me through satisfactory evidence of identification, which was personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

Sherry Thrash (Affix Seal)
Notary signature
My Commission Expires 9/10/2013



When Recorded Return To:
Doonan, Graves, & Longoria, LLC
100 Cummings Center, Suite 225F
Beverly, MA 01915

[Handwritten mark]

SCHEDULE "A"

The land in Mendon, Worcester County, Massachusetts, with all the buildings and improvements thereon, situated on the easterly side of Cape Road, formerly known as Bates Street, being shown as Parcel A on "Plan of Land in the Town of Mendon, Mass., property of Leonard Smith, Scale 40'=1", dated July 24, 1978, by Blackstone Valley Survey & Engineering, Inc." said plan recorded with Worcester South District Registry of Deeds in Plan Book 453, Plan 94.

Meaning and intending to convey and hereby conveying the same premises conveyed to me/us by deed dated 04/01/1996 and recorded with Worcester South Registry of Deeds in Book 17792, Page 266.

Being the same premises conveyed to the herein named mortgagor (s) by deed recorded with Worcester Worcester District Registry of Deeds in Book 17792, Page 266.

Subject to and with the benefit of easements, reservation, restrictions, and taking of record, if any, insofar as the same are now in force and applicable.

In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference.

This property has the address of **4 Cape Road, Mendon, MA 01756.**

AFFIDAVIT

I, David McDonnell being the duly authorized Managing Director of Statebridge Company, LLC, as Attorney-in-Fact for The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of the Protium Master Grantor Trust, named in the foregoing deed, make oath and say that, based on the review of the business records of The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of the Protium Master Grantor Trust, the principal, interest, and tax obligations mentioned in the mortgage as more particularly described in the Foreclosure Deed recorded herewith were not paid or tendered or performed when due or prior to the sale. In compliance with G.L. c. 244 § 14; Statebridge Company, LLC, Attorney-in-Fact for The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of the Protium Master Grantor Trust, caused a notice of sale to be published in the Milford Daily News, a newspaper having a general circulation in Mendon, Worcester County (Worcester District) County, Massachusetts for three (3) consecutive weeks: September 11, 2013, September 18, 2013, and September 25, 2013, notice of which the following is a true copy:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF

Statebridge Company, LLC, as Attorney-in-Fact for The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of the Protium Master Grantor Trust, has also complied with Chapter 244, § 14 of the General Laws of Massachusetts and all amendments thereto, and 26 U.S.C. § 7425(c) of the Internal Revenue Code (if applicable) by mailing the required notices via certified mail to the owner of the equity of redemption appearing on our records as of thirty (30) days prior to the sale, to the last known address of said owner of the equity of redemption, and all other persons of record holding an interest in the property junior to the mortgage being foreclosed, return receipt requested, as well as regular mail, thereby complying in all respects with the power of sale.

Pursuant to said notice, on October 9, 2012, at 02:00 PM, at which time and place upon the mortgaged premises, The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of the Protium Master Grantor Trust, sold the mortgaged premises at public auction by Jeanne Lovely of Tache Auction & Sales, Inc., a licensed auctioneer, to The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of the Protium

When Recorded, please
 Doonan, Graves, & Longoria
 100 Cummings Center, Suite 200
 Beverly, MA 01915

Master Grantor Trust, for One Hundred Sixty-Five Thousand and 00/100 (\$165,000.00) Dollars, being the highest bid made therefore at said auction.

See LPWA recorded at
Plymouth Registry of Deeds
Book 42691 Page 262

The Bank of New York Mellon Trust Company,
National Association as Grantor Trustee of the
Protium Master Grantor Trust,
by Statebridge Company, LLC, its Attorney-in-Fact

Witness:

[Signature]
RUSSELL SHAW

by: [Signature]
David McDonnell
its: Managing Director

State of Colorado
County of Denver

ss.

On this 17 day of May, 2013, before me, the undersigned notary public, personally appeared David McDonnell proved to me through satisfactory evidence of identification, which was personally known, to be the person whose name is signed on the preceding or attached document, who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief.

[Signature] (Affix Seal)
Notary signature Denise L Williams
My Commission Expires 7/8/2014

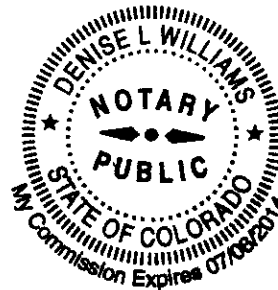


EXHIBIT "A"

DAVIS

LEGAL NOTICE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Kathleen A. Davis, Robert B. Davis to Mortgage Electronic Registration Systems, Inc., as nominee for Equifax Corporation dated February 23, 2007, recorded with the Worcester County (Worcester District) Registry of Deeds in Book 40740, Page 253, assignment of mortgage recorded with the Worcester County (Worcester District) Registry of Deeds in Book 45801, Page 278 of which mortgage the undersigned is the present holder for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at PUBLIC AUCTION at 02:00 PM on October 9, 2012, on the mortgaged premises. The entire mortgaged premises, all and singular, the premises as described in said mortgage:

The land in Mendon, Worcester County, Massachusetts, with all the buildings and improvements thereon, situated on the easterly side of Cape Road, formerly known as Bates Street, being shown as Parcel A on "Plan of Land in the Town of Mendon, Mass., property of Leonard Smith, Scale 40'=1", dated July 24, 1978, by Blackstone Valley Survey & Engineering, Inc." said plan recorded with Worcester South District Registry of Deeds in Plan Book 453, Plan 94. Meaning and intending to convey and hereby conveying the same premises conveyed to me/us by deed dated 04/01/1996 and recorded with Worcester South Registry of Deeds in Book 17792, Page 266. Being the same premises conveyed to the herein named mortgagor (s) by deed recorded with Worcester Worcester District Registry of Deeds in Book 17792, Page 266.

Subject to and with the benefit of easements, reservation, restrictions, and zoning of record, if any, insofar as the same are now in force and applicable.

In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference.

This property has the address of 4 Cape Road, Mendon, MA 01756.

Together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this sale.

Terms of Sale: Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water or sewer liens and State or County transfer fees, if any there are, and TEN THOUSAND DOLLARS (\$10,000.00) in cashier's or certified check will be required to be paid by the purchaser at the time and place of the sale as a deposit and the balance in cashier's or certified check will be due in thirty (30) days, at the offices of Doonan, Graves & Longoria, LLC, 100 Cummings Center, Suite 225D, Beverly, MA 01915, time being of the essence.

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale-date by public proclamation at the time and date appointed for the adjourned sale date.

The premises is to be sold subject to and with the benefit of all easements, restrictions, leases, tenancies, and rights of possession, building and zoning laws, encumbrances, condominium liens, if any and all other claim in the nature of liens, if any there be.

EXHIBIT "A"

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder, providing that said second highest bidder shall deposit with the Mortgagee's attorneys, DOONAN, GRAVES, & LONGORIA LLC, 100 Cummings Center, Suite 225D, Beverly, MA 01915, the amount of the required deposit as set forth herein within three (3) business days after written notice of the default of the previous highest bidder and title shall be conveyed to the said second highest bidder within thirty (30) days of said written notice.

If the second highest bidder declines to purchase the within described property, the Mortgagee reserves the right to purchase the within described property at the amount bid by the second highest bidder.

The foreclosure deed and the consideration paid by the successful bidder shall be held in escrow by DOONAN, GRAVES, & LONGORIA LLC, (hereinafter called the "Escrow Agent") until the deed shall be released from escrow to the successful bidder at the same time as the consideration is released to the Mortgagee, thirty (30) days after the date of sale, whereupon all obligations of the Escrow Agent shall be deemed to have been properly fulfilled and the Escrow Agent shall be discharged. Other terms to be announced at the sale.

Dated: September 4, 2012, The Bank of New York Mellon Trust Company, National Association as Grantor Trustee of the Protium Master Grantor Trust, By: Reneau Longoria, Esq., DOONAN, GRAVES, & LONGORIA LLC, 100 Cummings Center, Suite 225D, Beverly, MA 01915, 978-921-2670, www.dgandl.com
(2349.44)(Davis)(09-11-12, 09-18-12, 09-25-12)(202706)

ATTEST: WORC. Anthony J. Vigliotti, Registrar