

Worcester South District Registry of Deeds Electronically Recorded Document

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Recording Information

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 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 12/09/2016 02:50 PM
 Ctrl# 162943 11231 Doc# 00142242
 Fee: \$731.88 Cons: \$160,001.00

Worcester South District Registry of Deeds
 Anthony J. Vigliotti, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

FORECLOSURE DEED

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, having its usual place of business at 13801 Wireless Way, Oklahoma City, OK 73134, holder of a mortgage from Joyce P. Watts to Household Finance Corporation II dated September 14, 2004, and recorded at the Worcester County (Worcester District) Registry of Deeds in Book 34632, Page 278. Said mortgage was then assigned to U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust by virtue of an assignment dated January 6, 2015, and recorded in Book 53297, Page 9, by the power conferred by said mortgage and every other power, for One Hundred Sixty Thousand One and 00/100 Dollars (\$160,001.00) paid, grants to North Pond LLP, with a mailing address of: 10 Mowry Street , Mendon, MA 01756, 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.

PROPERTY ADDRESS: 19 George Street, Mendon, MA 01756

Executed under seal the 9th day of September, 2016

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, by Caliber Home Loans, Inc., as its Attorney-in-Fact

by: 
Ryan Pierce

its: Authorized Signatory

See Limited Power of Attorney recorded at Book 53917, Page 232 .

19 George St. Mendon

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy or validity of the document.

State of California)
County of San Diego) ss.

On this 9th day of September, 2016, before me, the undersigned notary public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be

the person whose name is subscribed to the within instrument and acknowledged to me that (he)(she) executed the same in his/her authorized capacity as the free act and deed of the grantor, and that by his/her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

See Attached.

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California
County of San Diego)

On 9/9/2016 before me, Courtney Patania, Notary Public
(insert name and title of the officer)

personally appeared Ryan Pierce, who proved to me on the basis of satisfactory evidence to be the person(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 authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. *as the free act and deed of the grantor

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)
Courtney Patania, Notary Public



SCHEDULE "A"

THE FOLLOWING DESCRIBED PROPERTY TO WIT:

THE LAND IN SAID MENDON, WITH THE BUILDINGS THEREON, SITUATED ON THE SOUTHERLY SIDE OF GEORGE STREET, BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHERLY BY SAID GEORGE STREET;
EASTERLY BY LAND, NOW OR FORMERLY OF MOSES U. GASKILL;
SOUTHERLY BY LAND, NOW OR FORMERLY OF MOSES U. GASKILL; AND
WESTERLY BY LAND, NOW OR FORMERLY OF RALPH H. GASKILL, AS THE FENCE NOW STANDS.

SUBJECT TO A RIGHT OF WAY 10 FEET WIDE AND PARALLEL TO AND ADJOINING SAID GEORGE STREET AND EXTENDING FROM THE BARWAY AT THE NORTHWESTERLY CORNER OF THE PREMISES IN AN EASTERLY DIRECTION 15 FEET AS RESERVED TO ABBIE F. GASKILL, HER HEIRS AND ASSIGNS IN A DEED RECORDED WITH WORCESTER DISTRICT DEEDS, BOOK 2216, PAGE 43.

BEING THE SAME PROPERTY CONVEYED FROM JOHN PHARNES, NOT STATED TO JOYCE P. WATTS, NOT STATED BY DEED RECORDED 3/13/85, IN BOOK 8603, AT PAGE 263, IN THE REGISTER'S OFFICE OF MENDON COUNTY, MASSACHUSETTS.

TAX MAP OR PARCEL ID NO.: 12-133-19

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 19 George Street, Mendon, MA 01756

AFFIDAVIT

I, **Melinda Patterson**, of Caliber Home Loans, Inc., as Servicer for U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, named in the foregoing deed, make oath and say that, 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; U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, caused a notice of sale to be published in the Milford Daily News, a newspaper published, or by its title page purporting to be published in Mendon, Worcester County (Worcester District), Massachusetts for three (3) consecutive weeks: July 18, 2016, July 25, 2016, and August 1, 2016, notice of which the following is a true copy:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF

Caliber Home Loans, Inc., as Servicer for U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation 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 August 16, 2016, at 03:00 PM, at which time and place upon the mortgaged premises, U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, sold the mortgaged premises at public auction by Darin Farrell of ABC Auction Corp., a licensed auctioneer, to Timothy J. Aicardi, for One Hundred Sixty Thousand One and 00/100 (\$160,001.00) Dollars, being the highest bid made therefore at said auction. Said bid was then assigned to North Pond LLP by Assignment of Bid attached hereto.

Caliber Home Loans, Inc., Servicer for U.S. Bank Trust
N.A., as Trustee for LSF9 Master Participation Trust


by: Melinda Patterson

its: Authorized Signatory


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

Subscribed and sworn to (or affirmed) before me on this 07th day of September, 2010 by Melinda Patterson proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(Seal)


Signature

Courtney Patania



EXHIBIT "A"

19 GEORGE STREET, MENDON
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 **Joyce P. Watts** to Household Finance Corporation II, dated September 14, 2007, recorded with the Worcester County (Worcester District) Registry of Deeds in Book 34632, Page 278; said mortgage was then assigned to U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust by virtue of an assignment dated January 6, 2015, and recorded in Book 53227, at Page 9, 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 03:00 PM on **August 16, 2016**, on the mortgaged premises. The entire mortgaged premises, all and singular, the premises as described in said mortgage.

THE FOLLOWING DESCRIBED PROPERTY TO WIT: THE LAND IN SAID MENDON, WITH THE BUILDINGS THEREON, SITUATED ON THE SOUTHERLY SIDE OF GEORGE STREET, BOUNDED AND DESCRIBED AS FOLLOWS: NORTHERLY BY SAID GEORGE STREET, EASTERLY BY LAND, NOW OR FORMERLY OF MOSES U. GASKILL, SOUTHERLY BY LAND, NOW OR FORMERLY OF MOSES U. GASKILL, AND WESTERLY BY LAND, NOW OR FORMERLY OF RALPH H. GASKILL, AS THE FENCE NOW STANDS, SUBJECT TO A RIGHT OF WAY 10 FEET WIDE AND PARALLEL TO AND ADJOINING SAID GEORGE STREET AND EXTENDING FROM THE BARWAY AT THE NORTHWESTERLY CORNER OF THE PREMISES IN AN EASTERLY DIRECTION 15 FEET AS RESERVED TO ABBIE F. GASKILL, HER HEIRS AND ASSIGNS IN A DEED RECORDED WITH WORCESTER DISTRICT DEEDS, BOOK 2218, PAGE 43, BEING THE SAME PROPERTY CONVEYED FROM JOHN PHARNES, NOT STATED TO JOYCE P. WATTS, NOT STATED BY DEED, RECORDED 3/13/85, IN BOOK 8603, AT PAGE 268, IN THE REGISTER'S OFFICE OF MENDON COUNTY, MASSACHUSETTS. TAX MAP OF PARCEL ID NO. 12-130-19

Subject to and with the benefit of easements, reservations, 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 19 George Street, 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 liens 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 cash 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 cash 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.

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: June 28, 2016 U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust By: Reneau J. Longoria, Esq., DOONAN, GRAVES, & LONGORIA, LLC 100 Cummings Center, Suite 225D Beverly, MA 01915 (978) 921-2670, www.dgandl.com, 52353 (WATTS) FILE # 078-01764-07/16/2016; 07/25/2016; 08/01/2016