



2015 00043065

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MASSACHUSETTS FORECLOSURE DEED

Green Tree Servicing LLC

a limited liability company duly established under the laws of the United States of America and having its usual place of business at 7360 S. Kyrene Rd, Tempe, AZ 85283

the current holder by assignment of a mortgage

from Arthur J. Hetu

to Mortgage Electronic Registration Systems, Inc.

dated March 3, 2006 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 38522, Page 295

, by the power conferred by said mortgage and

every other power for TWO HUNDRED TWO THOUSAND SIX HUNDRED NINETY-FIVE AND 18/100 (\$202,695.18) DOLLARS

paid, grants to Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, P. O. Box 650043, Dallas, TX 75265-0043 , the premises conveyed by said mortgage.

The grantee is exempt from paying the Massachusetts state excise stamp tax by virtue of 12 United States Code §1452(e), §1723a, and §1825

Property Address: 59 KINSLEY LN, MENDON, MA 01756

WITNESS the execution of said limited liability company this 5 day of MAY, 2015

Green Tree Servicing LLC

By: Brandon Schildts

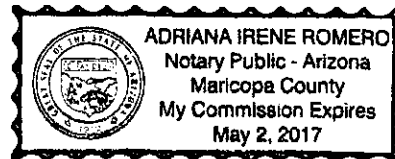
Name: Brandon Schildts

Title: Assistant Vice President

State of ARIZONA)
)ss.
County of MARICOPA)

The foregoing instrument was acknowledged before me this 5 day of May, 2015 By Brandon Schildts, Assistant Vice President of Green Tree Servicing LLC, a Delaware Limited Liability Company, on behalf of the Company.

[Signature]
Notary for State of Arizona
320115
Commission expires: 5/2/17



CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

AFFIDAVIT

I, Michael Drisoll, of Harmon Law Offices, PC as attorneys for Green Tree Servicing LLC, make oath and say that the principal and interest obligation mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that on behalf of Green Tree Servicing LLC this office caused to be published on January 29, 2015, February 5, 2015 and February 12, 2015 in the Milford Daily News, a newspaper having a general circulation in MENDON, a notice of which the following is a true copy. (See attached Exhibit A)

This office also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended, by mailing the required notices certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed Green Tree Servicing LLC sold the mortgaged premises at public auction by Charles F. Cawley, a licensed auctioneer, to Green Tree Servicing LLC for TWO HUNDRED TWO THOUSAND SIX HUNDRED NINETY-FIVE AND 18/100 (\$202,695.18) DOLLARS bid by Green Tree Servicing LLC, being the highest bid made therefor at said auction. Said bid was then assigned by Green Tree Servicing LLC to Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, as evidenced by assignment of bid to be recorded herewith as Exhibit 'B'.

By: *Michael Driscoll*
Michael Driscoll Esquire

Commonwealth of Massachusetts

Middlesex, ss.

On this 12 day of May 2015, before me, the undersigned notary public, personally appeared Michael Driscoll, proved to me through satisfactory evidence of identification, which was personal knowledge, 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.

Capacity: (as _____)

for _____)

Shannon Marie Brennan (Affix Seal)
Notary Signature Shannon Marie Brennan

My commission expires: 2/13/20

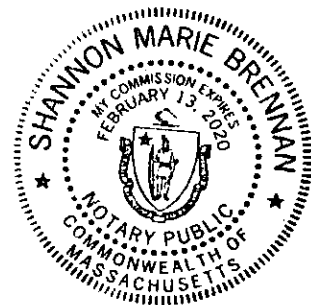


Exhibit A

59 KINSLEY LANE

**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 Arthur J. Hetu to Mortgage Electronic Registration Systems, Inc., dated March 3, 2006 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 38522, Page 295, of which mortgage the undersigned is the present holder by assignment from Mortgage Electronic Registration Systems, Inc. to Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP dated October 14, 2011 and recorded with said registry on October 28, 2011 at Book 48036 Page 344 and by assignment from Bank of America, N.A. to Green Tree Servicing LLC dated May 10, 2013 and recorded with said registry on July 5, 2013 at Book 51162 Page 258, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 5:00 p.m. on February 20, 2015, on the mortgaged premises located at 59 KINSLEY LN, MENDON, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

Certain premises, including all buildings thereon, situated on the southerly side of Mendon or Nipmuck Pond, in Mendon, in the County of Worcester and Commonwealth of Massachusetts, being all the same premises described in deed of Alanson Freeman to George H.

Phipps, acknowledged May 30, 1925, recorded with the Worcester District Registry of Deeds in Book 2373, Page 48 and therein described as follows, to wit:

BEGINNING at a stake at corner of land of Fred R. Phipps;

THENCE S. 29° 25' E. 33 feet to a drill hole in stone;

THENCE same course, 73.8 feet to stake;

The last two lines bounding on land now or formerly of Eunice J. Lynch,

THENCE N.29° 25' W. 173 feet to a stake on the Shore of Nipmuck Lake;

THENCE easterly on said lake to the place of beginning.

Being the same premises conveyed to the mortgagor by Deeds recorded with said Deeds at Book 9627, Page 259 and Book 19036, Page 162.

For mortgagor's(s)' title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 19036, Page 162.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of Five Thousand (\$5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices,

P.C., 150 California Street,
Newton, Massachusetts 02458, or
by mail to P.O. Box 610389,
Newton Highlands,
Massachusetts 02461-0389, with-
in thirty (30) days from the date of
sale. Deed will be provided to
purchaser for recording upon
receipt in full of the purchase
price. The description of the
premises contained in said mort-
gage shall control in the event of
an error in this publication.

Other terms, if any, to be
announced at the sale.

Green Tree Servicing LLC
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California Street
Newton, MA 02458
(617) 558-0500
201407-0157 - TEA

AD# J3233655

MDN 1/29, 2/5, 2/12/15

EXHIBIT "B"
ASSIGNMENT OF BID

Tempe, Arizona

May 5, 2015

Maricopa County, ss.

For good and valuable consideration, Green Tree Servicing LLC hereby assigns its bid and all of its right, title and interest in and to and under a Memorandum of Sale of Real Property by Auctioneer, dated February 20, 2015 in connection with premises situated at 59 KINSLEY LN, MENDON, MA 01756 which is the subject of a mortgage given by Arthur J. Hetu to Mortgage Electronic Registration Systems, Inc. dated March 3, 2006 and recorded with Worcester County (Worcester District) Registry of Deeds in Book 38522, Page 295 to:

Fannie Mae A/K/A Federal National Mortgage Association
P. O. Box 650043, Dallas, TX 75265-0043

This Assignment is made without recourse, and subject to all terms and conditions contained in the said Memorandum of Sale, and Additional Terms, and Notices of Mortgagee's Sale of Real Estate.

WITNESS the execution of said limited liability company this 5 day of May, 2015
Green Tree Servicing LLC

By: Brandon Schildts

Name: Brandon Schildts

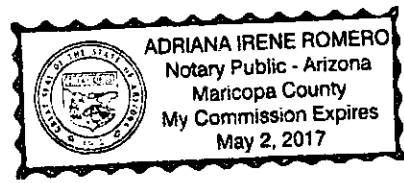
Title: Assistant Vice President

State of ARIZONA)
)ss.
County of MARICOPA)

The foregoing instrument was acknowledged before me this 5 day of May, 2015 By Brandon Schildts, Assistant Vice President of Green Tree Servicing LLC, a Delaware Limited Liability Company, on behalf of the Company.

[Signature]
Notary for State of Arizona

324215
Commission expires: 5/2/17



201407-0157

ATTEST: WORC. Anthony J. Vigliotti, Register