

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

Document Number	: 60840
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\*\*\*\*\*  
 MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 06/20/2018 10:08 AM  
 Ctrl# 183438 24206 Doc# 00060840  
 Fee: \$1,158.24 Cons: \$253,626.66  
 \*\*\*\*\*

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

**3 INCH MARGIN REQUIRED FOR RECORDING**

**MASSACHUSETTS FORECLOSURE DEED BY CORPORATION**

**Reverse Mortgage Solutions, Inc.**

a corporation duly established under the laws of the United States of America and having its usual place of business at 14410 Waters Road, Suite 200, Houston, TX 77014 holder of a mortgage

From: Ingeborg Djeddah

To: Mortgage Electronic Registration Systems, Inc. as nominee for Genworth Financial Home Equity Access, Inc. n/k/a Liberty Home Equity Solutions, Inc.

Dated: December 28, 2012, and recorded with the Worcester County (Worcester District) Registry of Deeds, in Book 50240, Page 121, of which Mortgage the Undersigned is present holder by assignment

by the power conferred by said mortgage and every other power, for **Two Hundred Fifty-Three Thousand Six Hundred Twenty-Six and 66/100 Dollars (\$253,626.66)** paid, grants to:

**Broad Street Funding Trust I**

with a place of business and mailing address of c/o Reverse Mortgage Solutions, Inc., 1440 Waters Road, Suite 200, Houston, TX 77014, the premises conveyed by said mortgage to wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

Property Address: 77 Park Street, Mendon, MA

Witness the execution and the corporate seal of said corporation this 15th day of June, 2018.

**Reverse Mortgage Solutions, Inc.**

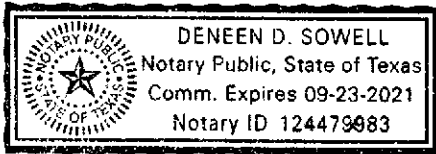
By: *Alicia Powers*

Name: Alicia Powers

Title: Authorized Signer

Harris, ss. State of Texas, June 15, 2018

On this 15th day of June, 2018, before me, the undersigned notary public, personally appeared Alicia Powers, Authorized Signer (name & title), proved to me through satisfactory evidence of identification, which was [  ] personal knowledge or [  ] (form of identification), to be the person whose name is signed on the proceeding or attached document, and who acknowledged he/she signed it voluntarily for its stated purpose on behalf of **Reverse Mortgage Solutions, Inc.** and the execution of said document was the free act and deed of **Reverse Mortgage Solutions, Inc.**



*Deneen D. Sowell*

Notary Public

Printed Name: Deneen D. Sowell

My Comm. Expires: 9-23-2021

File No.: 5533896

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 thereof, 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.

**Exhibit "A"**

**The land in the westerly part of Mendon, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:**

**BEGINNING** at a stake driven in the ground on the northerly side of Park Street, said point being 394.67 feet distant from land now or formerly owned by Cornelius Wiersma.

**THENCE** North 66° East 7.83 feet by the northerly side of Park Street to a point;

**THENCE** North 73° 28' East 155.17 feet by the northerly side of Park Street to an iron pipe;

**THENCE** North 6° 30' West 280 feet to a point;

**THENCE** South 71° 59' 25" West 164.95 feet to the point of beginning.

**THENCE** South 6° 36' East 276.65 feet to the point of beginning;

**Containing 44,600 square feet of land, more or less, according to Plan recorded in Plan Book 454, Plan 62.**

**Parcel ID: 20-202-077-0-R**

## AFFIDAVIT OF SALE UNDER POWER OF SALE

**Property Address:** 77 Park Street, Mendon, MA 01756

**Mortgage Obligations:** The principal and interest obligations referenced in the mortgage given by Ingeborg Djedda to Mortgage Electronic Registration Systems, Inc. as nominee for Genworth Financial Home Equity Access, Inc. n/k/a Liberty Home Equity Solutions, Inc. dated December 28, 2012 and recorded at Worcester County (Worcester District) Registry of Deeds in Book 50240 at Page 121 ("Mortgage").

**Assigned from:** Mortgage Electronic Registration Systems, Inc. as nominee for Genworth Financial Home Equity Access, Inc. n/k/a Liberty Home Equity Solutions, Inc. to Reverse Mortgage Solutions, Inc. by assignment, dated May 26, 2016 and recorded on June 15, 2016 in Worcester County (Worcester District) County, in Book 55481 at Page 112.

I, Alicia Powers, of Reverse Mortgage Solutions, Inc. ("RMS"), make oath and say that the mortgage referred to above is currently in default due to Death, and that Reverse Mortgage Solutions, Inc. caused to be published on April 19, 2018, April 26, 2018, May 3, 2018, in the The Milford Daily News, a newspaper published or by its title page purporting to be published in Mendon, Worcester County (Worcester District), Massachusetts, and having a circulation in Mendon, a notice of which a true copy is attached as Exhibit A.

(See Exhibit A attached hereto)

Reverse Mortgage Solutions, Inc. also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended, and 26 U.S.C.A. Section 7425(c) of the Internal Revenue Code (if applicable), by causing to be mailed the required notices, via certified mail, return receipt requested.

Further, the requirements of the power of sale included in the subject mortgage have been complied with in all respects.

Pursuant to said notices, at the time and place therein appointed, 5/17/2018 at 12:00 PM, at Mendon, Reverse Mortgage Solutions, Inc. sold the mortgaged premises at public auction by Kyle J. Paine, a duly licensed auctioneer, to Reverse Mortgage Solutions, Inc. of 1440 Waters Road, Suite 200, Houston, TX 77014, for **Two Hundred Fifty-Three Thousand Six Hundred Twenty-Six and 66/100 Dollars (\$253,626.66)**, being the highest bid made at said auction.

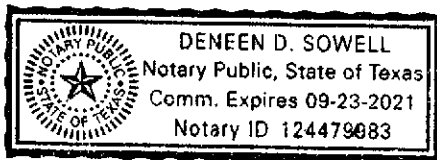
**Said bid was then assigned by Reverse Mortgage Solutions, Inc. to Broad Street Funding Trust I, with a place of business and post office address of c/o Reverse Mortgage Solutions, Inc., 1440 Waters Road, Suite 200, Houston, TX 77014 1440 Waters Road, Suite 200, Houston, TX 77014 as evidenced by the assignment of bid to be recorded herewith as Exhibit "B".**

Signed under the pains and penalties of perjury this 15th day of by June,  
2018.

Reverse Mortgage Solutions, Inc.  
*Alicia Powers* Date: 06/15/2018  
Name: Alicia Powers  
Title: Authorized Signer

STATE OF TEXAS )  
 )  
COUNTY OF HARRIS )

The foregoing instrument was subscribed and sworn to (or affirmed) before me this 15th day of  
June, 2018, by Alicia Powers (name of affiant) as  
Authorized Signer (authority) for Reverse Mortgage Solutions, Inc. (entity for which affidavit  
is executed). Said person is: (circle one) personally known to me or produced sufficient identification in  
the form of \_\_\_\_\_ (type of identification produced).



*Deneen D. Sowell*  
Printed Name: Deneen D. Sowell  
Notary Public  
My Commission Expires: 9-23-2021

**EXHIBIT A**

**MILFORD DAILY NEWS**

77 PARK ST.

**LEGAL NOTICE  
NOTICE OF MORTGAGEE'S  
SALE OF REAL ESTATE**

Premises: 77 Park Street,  
Mendon, MA

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Ingeborg Djeddah to Mortgage Electronic Registration Systems, Inc., as nominee for Genworth Financial Home Equity Access, Inc. n/k/a Liberty Home Equity Solutions, Inc., and now held by Reverse Mortgage Solutions, Inc., said mortgage dated December 28, 2012 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 50240, Page 121, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc. as nominee for Genworth Financial Home Equity Access, Inc., n/k/a Liberty Home Equity Solutions, Inc., to Reverse Mortgage Solutions, Inc., by assignment dated May 26, 2016 and recorded with said Registry of Deeds in Book 55481, Page 112; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on May 17, 2018 at 12:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land in the westerly part of Mendon, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

BEGINNING at a stake driven in the ground on the northerly side of Park Street, said point being 394.67 feet distant from land now or formerly owned by Cornelius Wiersma.

THENCE North 66° East 7.83 feet by the northerly side of Park Street to a point;

THENCE North 73° 28' East 155.17 feet by the northerly side of Park Street to an iron pipe;

THENCE North 6° 30' West 280 feet to a point;

THENCE South 71° 59' 25" West 164.05 feet to the point of beginning.

THENCE South 6° 36' East 278.65 feet to the point of beginning;

Containing 44,600 square feet of land, more or less, according to Plan recorded in Plan Book 454, Plan 62.

Parcel ID: 20-202-077-0-R

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated August 8, 1978 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 6539, Page 299.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Shechtman Halperin Savage, LLP  
1080 Main Street  
Pawtucket, RI 02860  
Attorney for Reverse Mortgage  
Solutions, Inc.  
Present Holder of the Mortgage  
(401) 272-1400

AD#13679584  
MDN 4/19, 4/26, 5/3/18

ATTEST: WORC Anthony J. Vigliotti, Register