



2016 00086810

Bk: 55769 Pg: 313

Page: 1 of 6 08/08/2016 03:24 PM WD

FORECLOSURE DEED

UNDER POWER OF SALE IN MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-13, having a usual place of business at c/o Specialized Loan Servicing LLC 8742 Lucent Boulevard, Suite 300, Highlands Ranch, CO 80129, holder of that mortgage from Naomi T. Baldwin to Mortgage Electronic Registration Systems, Inc., as Nominee for Countrywide Home Loans, Inc., dated June 26, 2006, and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 39330, Page 1, et seq., by the power conferred by said Mortgage and by every other power it thereunto enabling, for consideration paid in the amount of Three Hundred Fifty Thousand Dollars and 00/100 (\$350,000.00) grants to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-13, the following described property, which has an address of 166 Millville Road, Mendon, MA 01756:

SEE EXHIBIT "A" ATTACHED HERETO

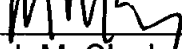
IN WITNESS WHEREOF, The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-13 has caused these presents to be executed by its duly authorized officers, who hereunto set their hands as such officers and affix its corporate seal this 26th day of May, 2016.

Naomi Baldwin
166 Millville Road
Mendon, MA, 01756

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/08/2016 03:24 PM
Crl# 157812 23544 Doc# 00086810
Fee: \$1,596.00 Cons: \$350,000.00

6
JB

*Specialized Loan Servicing LLC, as
servicer for The Bank of New York Mellon
f/k/a The Bank of New York, as Trustee for
the Certificateholders of the CWABS, Inc.,
Asset-Backed Certificates, Series 2006-13

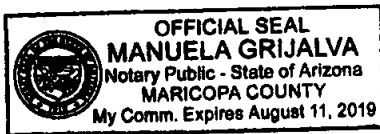
By: 
Name: Mark McCloskey
Its: Assistant Vice President


*For signing authority, please see POA recorded with the Worcester County (Worcester District)
Registry of Deeds in Book 49838 at Page 149.

STATE OF Arizona
COUNTY OF Maricopa

In Tempe on the 26 day of May, 2016, before me personally
appeared Mark McCloskey *, the Authorized Representative(s) of The Bank of New
York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS,
Inc., Asset-Backed Certificates, Series 2006-13, SERIES 2006-13, to me known and known by me
to be the party executing the foregoing instrument, and he she acknowledged said instrument by
him/her executed to be his/her free act and deed, and the free act and deed of The Bank of New
York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS,
Inc., Asset-Backed Certificates, Series 2006-13

* Assistant Vice President




Notary Public
Print Name: Manuela Grijalva
My Commission Expires: 8/11/19

Naomi Baldwin
166 Millville Road
Mendon, MA, 01756

EXHIBIT "A"

A certain parcel of land with the buildings thereon, situated on the easterly side of Millville Road in Mendon, Worcester County, Massachusetts, shown as Lot 1 on plan of land entitled: "Plan of Land Located in Mendon, Massachusetts owned by: Edward J. Lamothe and Evelyn F. Lamothe, Scale 1" = 80', Date: May 9, 1988, Land Planning Engineering & Survey, 167 Hartford Ave., Bellingham, Mass.": said plan filed with the Worcester District Registry of Deeds at Plan Book 601, Plan 120.

Said Lot 1 containing 1.50 acres+-, according to said plan.

Said Lot 1 is conveyed with the benefit of a Sewer Easement with all rights attendant thereto including but not limited to repair, maintain and replace the present system over Lot 2 of said plan. Said Sewer Easement is more particularly described as shown on plan entitled: "Sewer Easement Plan of Land Located in Mendon, Massachusetts, Owned By: Q.D.C. Inc., One Grafton Common, Box 6, Grafton, MA, 01519, 839-9525, Scale: 1" = 40', Date Aug. 2, 1988, Land Planning Engineering & Survey, 167 Hartford Ave., Bellingham, MA, 02019, Phone: 966-4130", said plan recorded with said Worcester Deeds in Plan Book 604, Plan 22.

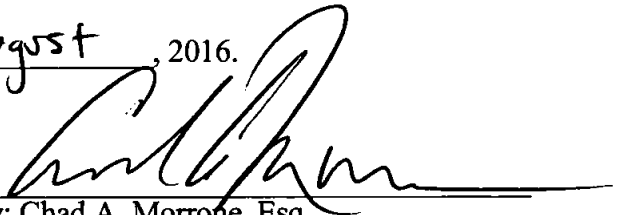
AFFIDAVIT OF SALE UNDER POWER OF SALE
IN MORTGAGE RECORDED IN THE
WORCESTER COUNTY (WORCESTER DISTRICT) REGISTRY OF DEEDS
IN BOOK 39330 AT PAGE 1 (the "Mortgage")

I, Chad A. Morrone, Esq. of Marinosci Law Group, P.C., as attorney for The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-13 based upon information contained in our books and records as they are kept in the ordinary course of business, make oath and state as follows:

1. The principal and interest secured by the mortgage referred to in the foregoing deed were not paid or tendered when due or prior to the sale.
2. A notice of sale was published on March 23, 2016, March 30, 2016 and April 6, 2016 in Milford Daily News, a newspaper with a general circulation in Mendon, a true copy of which notice is attached hereto as Exhibit "A".
3. I also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended by mailing the required notices certified mail, return receipt requested.
4. Pursuant to said notices at the time and place therein appointed, on April 13, 2016, where and when The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-13 sold the mortgage premises at 166 Millville Road, Mendon, MA 01756-0000 by Francis X. Goode, Jr., a licensed auctioneer, to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-13 for THREE HUNDRED FIFTY THOUSAND DOLLARS and 00/100 (\$350,000.00) bid by said purchaser, being the highest bid made for said premises at said auction.

Naomi T. Baldwin
166 Millville Road
Mendon, MA 01756

Subscribed and sworn to this 5th day of August, 2016.


By: Chad A. Morrone, Esq.
Marinosci Law Group, P.C.

STATE OF Rhode Island

Kent County, ss.
August 5, 2016

On this 5th day of August, 2016, before me, the undersigned notary public, personally appeared Chad A. Morrone proved to me through satisfactory evidence of identification, which were Driver's license (form of identification), to be the person whose name is signed on the preceding or attached document, and 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.


Notary Public

Print Name: _____

My Commission Expires: _____

Amanda Carlow
Notary Public of Rhode Island
My Commission Expires 12/12/2019

Naomi T. Baldwin
166 Millville Road
Mendon, MA 01756

EXHIBIT "A"

166 MILLVILLE RD.

LEGAL NOTICE

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE
Premises: 166 Millville Road, Mendon, Massachusetts By virtue and in execution of the Power of Sale contained in a certain mortgage given by Naomi T. Baldwin to Mortgage Electronic Registration Systems, Inc., as Nominee for Countrywide Home Loans, Inc. and now held by The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-13, said mortgage dated June 26, 2006, and recorded in the Worcester County (Worcester District) Registry of Deeds, in Book 39330, at Page 1, as affected by an Assignment of Mortgage dated August 4, 2011, and recorded with said Deeds in Book 47706, at Page 134, of which mortgage the undersigned is the present holder, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on April 13, 2016, at 11:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit: A certain parcel of land with the buildings thereon situated on the easterly side of Millville Road in Mendon Worcester County Massachusetts, shown as Lot 1 on plan of land entitled, "Plan of Land Located in Mendon Massachusetts owned by: Edward J. Lamothe and Evelyn F. Lamothe, Scale 1" = 80', Date May 9, 1988, Land Planning Engineering & Survey, 167 Hartford Ave., Bellingham, Mass. said plan filed with the Worcester District Registry of Deeds at Plan Book 601, Plan 120. Said Lot 1 containing 1.50 acres+, according to said plan. Said Lot 1 is conveyed with the benefit of a Sewer Easement with all rights attendant thereto including but not limited to repair, maintain and replace the present system over Lot 2 of said plan. Said Sewer Easement is more particularly described as shown on plan entitled: "Sewer Easement Plan of Land Located in Mendon, Massachusetts, Owned By: Q.D.C. Inc., One Grafton Common, Box 6, Grafton,

MA, 01519, 839-9526, Scale: 1" = 40', Date Aug. 2, 1988, Land Planning Engineering & Survey, 167 Hartford Ave., Bellingham, MA, 02019, Phone: 966-4130", said plan recorded with said Worcester Deeds in Plan Book 604, Plan 22. 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 January 9, 1997, and recorded in Book 18541 at Page 125 with the Worcester County (Worcester District) Registry of Deeds. 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. TEN THOUSAND (\$10,000.00) 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. Marinosci Law Group, P.C. 275 West Natick Road, Suite 500 Warwick, RI 02886 Attorney for Specialized Loan Servicing, LLC, as servicer for The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-13 Present Holder of the Mortgage Telephone: (401) 234-9200 MLG File No.: 14-13431

AD#13404789
MDN 3/23, 3/30, 4/6/16

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166 MILLVILLE RD.

LEGAL NOTICE

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