



FORECLOSURE DEED

UNDER POWER OF SALE IN MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, Nationstar Mortgage LLC d/b/a Champion Mortgage Company, having a usual place of business at 8950 Cypress Waters Boulevard, Coppell, TX 75019, holder of that mortgage from Dorothy Durocher a/k/a Dorothy B. Durocher and Maurice Durocher to Wells Fargo Bank, N.A. dated June 19, 2006 and recorded in the Worcester County (Worcester District) Registry of Deeds, in Book 39234 at Page 22, et seq., by the power conferred by said Mortgage and by every other power it thereunto enabling, for consideration paid in the amount of TWO HUNDRED EIGHTY-FIVE THOUSAND AND 00/100 (\$285,000.00) grants to **Federal National Mortgage Association** of 3900 Wisconsin Avenue NW, Washington, DC 20016, the following described property, which has an address of 145 Millville Road, Mendon, MA 01756:

SEE EXHIBIT "A" ATTACHED HERETO

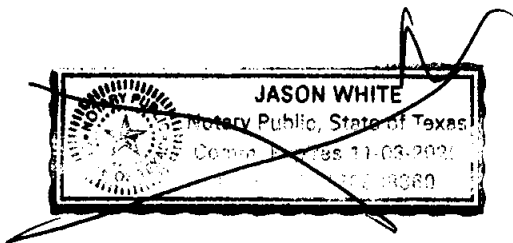
IN WITNESS WHEREOF, Nationstar Mortgage LLC d/b/a Champion Mortgage Company has caused these presents to be executed by its duly authorized officers, who hereunto set their hands as such officers and affix its corporate seal this 12 day of March, 2019.

Nationstar Mortgage LLC d/b/a Champion Mortgage Company

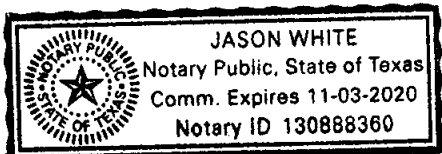
By: [Signature] 3/12/19
Name: Blaze Randazzo
Its: Assistant Secretary

STATE OF Texas
COUNTY OF Denton

In Lewisville, Texas on the 12 day of March, 2019, before me personally appeared Blaze Randazzo, the Authorized Representative(s) of Nationstar Mortgage LLC d/b/a Champion Mortgage Company, 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 Nationstar Mortgage LLC d/b/a Champion Mortgage Company.



[Signature]
Notary Public
Print Name: Jason White
My Commission Expires: 11-3-2020



(9)

EXHIBIT "A"

The land in said Mendon, with the buildings thereon, described as follows:

Three certain tracts of land with the buildings thereon situated in the southerly part of Mendon in said Massachusetts, on the roads leading from Albeeville so called to Chestnut Hill so called, the first tract being situated on the easterly side of said road, containing 35 acres, more or less, and is bounded and described as follows, namely.

Beginning at the southwesterly corner of the premises on the above described road at land formerly of the heirs of Arnold Taft;

Thence easterly on said heirs land about 24 rods to land now or formerly of Millis Southwick;

Thence northeasterly on land of said Southwick and land now or formerly of the heirs of Abel Aldrich about 60 rods to the little Pond so-called;

Thence on said Pond and land formerly of Jasen Staples, northerly to a swamp formerly of Edward L. Staples:

Thence westerly bounded northerly on said Staples to a stake;

Thence northerly, bounded easterly on said Staples to land formerly of Abram Staples;

Thence westerly bounded northerly on said Staples land to said road;

Thence southerly on said road to the place of beginning.

The second tract is situated on the westerly side of said road with the house thereon contains one-half acre, more or less, and is bounded as follows:

Beginning at the southeasterly corner of the premises at land formerly of Charlotte Brown on said road;

Thence westerly on said Brown's land to a corner of wall;

Thence northerly on said Brown's land to land formerly of Benoni Staples;

Thence easterly on said Staples land to said road;

Thence southerly on said road to the point of beginning.

The third tract is situated westerly of the last-named tract contains 80 square rods, more or less, and is bounded as follows;

Beginning at the northeast corner of the premises by land formerly of Linus B. Staples;

Thence S 12° W. 7 rods and 20 links to corner of wall of land formerly of Edward L. Staples;

Thence N. 23½° W. 9 rods and 21 links to corner of wall;

Thence N. 23½° W. 4 rods and 14 links by wall to said Linus B. Staples land, the last two lines being of land formerly of said Edward L. Staples;

Thence N. 84° E 12 rods and 21 links to the point of beginning.

Subject to a Highway layout by the County Commissioners which instrument of layout is recorded with Worcester District Registry of Deeds at Book 2703, Page 168.

For informational purposes only a portion of the encumbered premises described in Mortgage Book 39234 Page 22 is to be sold excepting and excluding the property shown as Lot 1 on Plan Book 452 Plan 25. That portion of property was partially released from said Mortgage at Book 47561 Page 327.

Also excepting and excluding the property shown as Lot 2 on Plan Book 452 Plan 25 as that portion of property was conveyed by Deed Book 6495 Page 128.

The remaining property known as 145 Millville Road, Mendon MA 01756 is to be auctioned.

AFFIDAVIT OF SALE UNDER POWER OF SALE
IN MORTGAGE RECORDED IN THE
WORCESTER COUNTY (WORCESTER DISTRICT) REGISTRY OF DEEDS
IN BOOK 39234 AT PAGE 22 (the "Mortgage")

I, Blaze Randazzo, authorized representative of Nationstar Mortgage LLC d/b/a Champion Mortgage Company, the holder of the Mortgage, make oath and say that the principal and interest obligations in the Mortgage were not paid or tendered or performed when due and/or prior to the mortgagee's sale, and that Nationstar Mortgage LLC d/b/a Champion Mortgage Company caused to be published on January 29, 2019, February 5, 2019 and February 12, 2019, in Milford Daily News, a newspaper published or by its title page purporting to be published in Franklin, Massachusetts and having a circulation in Mendon, a notice of which the following is a true copy.

SEE EXHIBIT "A" ATTACHED HERETO

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.

I further on oath say that the requirements of IRS Title 26 Section 7425(c) and (d), and the regulations thereunder, were fully complied with.

Pursuant to said notices at the time and place therein appointed, on February 19, 2019 where and when Nationstar Mortgage LLC d/b/a Champion Mortgage Company sold the mortgage premises at 145 Millville Road, Mendon, MA 01756 by Francis X. Goode, Jr., a licensed auctioneer, to Nationstar Mortgage LLC d/b/a Champion Mortgage Company for TWO HUNDRED EIGHTY-FIVE THOUSAND AND 00/100 (\$285,000.00) bid by said purchaser, being the highest bid made for said premises at said auction, which was later assigned to **Federal**

National Mortgage Association of 3900 Wisconsin Ave., NW, Washington, DC 20016, as is evidenced by the assignment of bid to be recorded herewith.

Nationstar Mortgage LLC d/b/a Champion Mortgage Company

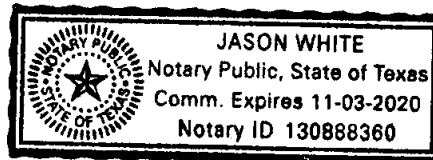
By: [Signature] 3/12/19
Name: Blaze Randazzo
Its: Assistant Secretary

STATE OF Texas

County of Denton
March 12, 2019

On this 12 day of March, 2019, before me, the undersigned notary public, personally appeared Blaze Randazzo, proved to me through satisfactory evidence of identification, which was Personally Known, to be the signer(s) of the attached document, and who swore or affirmed to me, under the penalties of perjury, that the contents of said document are truthful and accurate, to the best of his/her knowledge and belief, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

[Signature], (Affix Seal)
Notary Public
Printed Name: Jason White
My commission expires: 11-3-2020



145 MILLVILLE RD

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

Premises: 145 Millville Road, Mendon, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Dorothy Durocher a/k/a Dorothy B. Durocher and Maurice Durocher to Wells Fargo Bank, N.A. and now held by Nationstar Mortgage LLC d/b/a Champion Mortgage Company, said mortgage dated June 19, 2006, and recorded in the Worcester County (Worcester District) Registry of Deeds, in Book 39234 at Page 22, as affected by a Partial Release of Mortgage dated June 24, 2011 and recorded with said Deeds in Book 47561 at Page 327, as further affected by an Assignment of Mortgage dated October 12, 2017, and recorded with said Deeds in Book 57869 at Page 121, 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 February 19, 2019, at 11:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land in said Mendon, with the buildings thereon, described as follows:

Three certain tracts of land with the buildings thereon situated in the southerly part of Mendon in said Massachusetts, on the roads leading from Albeeville so called to Chestnut Hill so called, the first tract being situated on the easterly side of said road containing 35 acres, more or less, and is bounded and described as follows, namely.

Beginning at the southwesterly corner of the premises on the above described road at land formerly of the heirs of Arnold Taft;

Thence easterly on said heirs land about 24 rods to land now or formerly of Millis Southwick;

Thence northeasterly on land of said Southwick and land now or formerly of the heirs of Abel Aldrich about 60 rods to the little Pond so-called;

Thence on said Pond and land formerly of Jasen Staples, northerly to a swamp formerly of Edward L. Staples;

Thence westerly bounded northerly on said Staples to a stake;

Thence northerly bounded easterly on said Staples to land formerly of Abram Staples;

Thence westerly bounded northerly on said Staples land to said road;

Thence southerly on said road to the place of beginning.

The second tract is situated on the westerly side of said road with the house thereon contains one-half acre, more or less, and is bounded as follows:

Beginning at the southeasterly corner of the premises at land formerly of Charlotte Brown of said road;

Thence westerly on said Brown's land to a corner of wall;

Thence northerly on said Brown's land to land formerly of Benoni Staples;

Thence easterly on said Staples land to said road;

Thence southerly on said road to the point of beginning.

The third tract is stated westerly of the last-names tract contains 80 square rods, more or less, and is bounded as follows;

Beginning at the northeast corner of the premises by land formerly of Linus B. Staples;

Thence S 12° W. 7 rods and 20 links to corner of wall of land formerly of Edward L. Staples;

Thence N. 23 1/2° W. 9 rods and 21 links to corner of wall;

Thence N. 23 1/2° W. 4 rods and 14 links by wall to said Linus B. Staples land, the last two lines being of land formerly of said Edward L. Staples;

Thence N. 84° E 12 rods and 21 links to the point of beginning. Subject to a Highway layout by the County Commissioners which instrument of layout is recorded with Worcester District Registry of Deeds at Book 2703, Page 168.

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Also excepting and excluding the property shown as Lot 2 on Plan Book 452 Plan 25 as that portion of property was conveyed by Deed Book 6495 Page 128.

The remaining property known as 145 Millville Road, Mendon MA 01756 is to be auctioned.

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 4, 1961, and recorded in Book 4214 at Page 162 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 forty five (45) 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 Nationstar Mortgage LLC d/b/a Champion
Mortgage Company
Present Holder of the Mortgage
Telephone: (401) 234-9200
MLG File No.: 18-06320

13766200
N 1/29, 2/5, 2/12/19

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The land in said Mendon, with the buildings thereon, described as follows:

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Thence southerly on said road to the place of beginning.

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275 West Natick Road, Suite 500
Warwick, RI 02886
Attorney for Nationstar Mortgage LLC d/b/a Champion
Mortgage Company
Present Holder of the Mortgage
Telephone: (401) 234-9200
MLG File No.: 18-06320

AD# 13760200
MDN 1/29, 2/5, 2/12/19

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 Telephone: (401) 234-9200
 MLG File No.: 18-06320

AD# 13766200
 MDN 1/29, 2/5, 2/12/19

ASSIGNMENT OF BID

March 12, 2019

STATE OF Texas)
COUNTY OF Denton)

ss:

For good and valuable consideration, Nationstar Mortgage LLC d/b/a Champion Mortgage Company, hereby assigns its bid and all of its right, title and interest in and to and under a Memorandum of Sale, dated February 19, 2019, in connection with premises situated at 145 Millville Road, Mendon, MA 01756 which is the subject of a mortgage given Dorothy Durocher a/k/a Dorothy B. Durocher and Maurice Durocher to Wells Fargo Bank, N.A. dated June 19, 2006 and recorded with Worcester County (Worcester District) Registry of Deeds, in Book 39234 at Page 22:

Federal National Mortgage Association

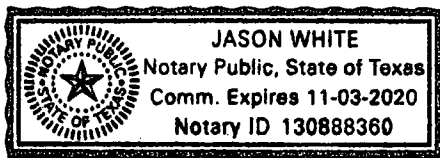
3900 Wisconsin Avenue NW, Washington, DC 20016-2892

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.

Nationstar Mortgage LLC d/b/a Champion Mortgage Company

[Signature] 3/12/19
Name: Blaze Randazzo
Title: Assistant Secretary

Sworn and subscribed to me before this 12 day of March, 2019.



[Signature]
Notary Public
My Commission Expires: 11-3-2020