



2019 00047107

Bk: 60452 Pg: 90

Page: 1 of 3 05/24/2019 11:33 AM WD

MASSACHUSETTS FORECLOSURE DEED BY CORPORATION

Wells Fargo Bank, N.A., at 1 Home Campus, Des Moines, IA 50328

a national association duly established under the laws of the United States of America

the current holder of a mortgage

from Chad Bouvier and Alizabeth S. Bouvier

to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Network, Inc., its successors and assigns dated September 19, 2012 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 49646, Page 335 on September 20, 2012 and Loan Modification dated November 16, 2017, recorded on January 5, 2018 with the Worcester County (Worcester District) Registry of Deeds at Book 58284, Page 42 by the power conferred by said mortgage and every other power for TWO HUNDRED SIXTY-SIX THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$266,500.00) paid, grants to Wells Fargo Bank, N.A. 3476 StateView Blvd Fort Mill, SC 29715, the premises conveyed by said mortgage.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 05/24/2019 11:33 AM
Ctrl# 195939 25227 Doc# 00047107
Fee: \$1,215.24 Cons: \$266,500.00

Wells Fargo Bank, N.A.

Name: Cindy Holmes

Title: Vice President Loan Documentation

Company: Wells Fargo Bank, N.A.

Date: 05/14/2019

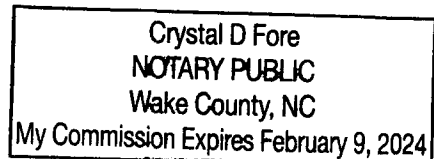
North Carolina

Wake County

I, Crystal D Fore, a Notary Public of Wake County and State of North Carolina, do hereby certify that Cindy Holmes personally came before me this day and acknowledged that she is the Vice President Loan Documentation of Wells Fargo Bank, N.A., and that she, as Vice President Loan Documentation being authorized to do so, executed the foregoing on behalf of the corporation, as the free act and deed of Wells Fargo Bank, N.A.

Witness my hand and official seal, this 14th day of May, 2019.

Crystal D. Fore Notary Public

My commission expires 02-09-2024

046-MA-V9

File Number: 18-009937/326/MISC

RE: 111 Millville Road, Mendon, Massachusetts 01756

Affidavit of Sale

I, Jamie Welch, Esq., Employee, Authorized Signatory, Real Property of Orlans PC, Attorney for Wells Fargo Bank, N.A., ("Lender") named in the foregoing deed, make oath and say that the principal, interest and other obligations mentioned in mortgage from above referred to were not paid or tendered or performed when due or prior to the sale, and that this office caused to be published on the 16th day of April, 2019, on the 23rd day of April, 2019 and on the 30th day of April, 2019, in the Milford Daily News, a newspaper with general circulation in Mendon, a copy of which is attached hereto as Exhibit A.

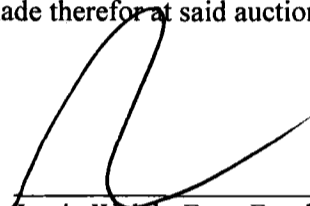
This office has complied with Chapter 244, Section 14 of Massachusetts General Laws, as amended, by mailing the required notices by certified mail, return receipt requested.

This office has complied with Chapter 209, Section 18.21A of Code of Massachusetts Regulations, as amended, by mailing the required certification and supporting documentation by certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed the Lender sold the mortgaged premises at public auction by Benedicta Raia, a licensed auctioneer of Towne Auction Company LLC to the highest bidder Wells Fargo Bank, N.A., 3476 StateView Blvd, Fort Mill, SC 29715 for the sum of TWO HUNDRED SIXTY-SIX THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$266,500.00), paid, being the highest bid made therefor at said auction.

See Power of Attorney recorded herewith

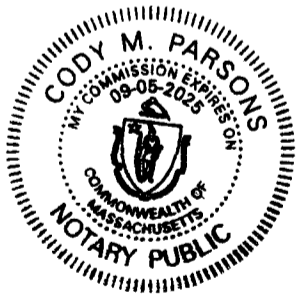
For signatory authority, see Delegation of Authority and Appointment recorded with the Worcester County (Worcester District) Registry of Deeds at Book 60046 Page 95

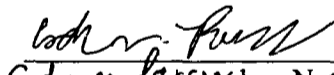

 Jamie Welch, Esq., Employee, Authorized Signatory, Real Property of Orlans PC

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this 23 day of May, 2019, before me, the undersigned Notary Public, personally appeared Jamie Welch, Esq., Employee, Authorized Signatory, Real Property, of Orlans PC, 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, 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.




 Cody M. Parsons, Notary Public
 My Commission Expires: 09-05-2025

Return to:
 Orlans PC
 P.O. Box 5041
 Troy, MI 48007
 File Number: 18-009937/326/MISC

RE: 111 Millville Road, Mendon, MA 01756

EXHIBIT "A"

ATTACHED TO AND FORMING A PART OF THE FORECLOSURE DEED
FOR PROPERTY AT 111 Millville Road, Mendon, MA 01756

111 MILLVILLE RD.

LEGAL NOTICE
MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Chad Bouvier and Alizabeth S. Bouvier to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Network, Inc., its successors and assigns, dated September 19, 2012 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 49646, Page 335 as affected by a Loan Modification recorded on January 5, 2018 in Said Registry of Deeds at Book 58284, Page 42, subsequently assigned to Wells Fargo Bank, N.A. by Mortgage Electronic Registration Services, Inc. as nominee for Mortgage Network, Incorporated, its successors and assigns by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 55548, Page 233 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 10:00 AM on May 7, 2019 at 111 Millville Road, Mendon, MA, all and singular the premises described in said Mortgage, to wit:

A certain parcel of land with the buildings thereon, situated on the Westerly side of Millville Road, and being Lot #2 on a plan entitled, "Plan of Land of Terrill Sanborn, et ux, Mendon, Mass, March 17, 1973, Scale 1" = 40', John R Andrews, Jr.," filed with the Worcester South District Registry of Deeds in Plan Book 378, Plan 109 and bounded and described as follows Beginning at an iron pin at the southeasterly corner of the granted premises on Millville Road, Thence North 71 degrees, 59' 40" West, one hundred seventy-six and seventy-nine hundredths (176.79) feet and bounded southerly by Pleasant Street, Thence North 17 degrees 41' 06" East, bounded westerly by Lot 1, two hundred thirty-three and nineteen hundredths (233.19) feet to a point, Thence South 68 degrees 07' 15" East, bounded northerly by land of one Priscilla Bourbeau, two hundred thirteen and twenty-seven hundredths (213.27) feet to a Worcester County Highway Bound, at the northeasterly corner of the granted premises, Thence South 28 degrees 13' 20" West, bounded easterly by said Millville Road, one hundred sixteen and eighty-four hundredths (116.84) feet to a Worcester County Highway Bound, Thence on a curve to the left whose radius is nine hundred five and no hundredths (905.00) feet, one hundred seven and forty-six hundredths (107.46) feet and bounded easterly by said Millville Road to an iron pin being the point of beginning. Containing 45,534 square feet, more or less. For title see deed recorded herewith 49646-333

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. **TIME WILL BE OF THE ESSENCE.**

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

Wells Fargo Bank, N.A.

Present Holder of said Mortgage,
By Its Attorneys,
ORLANDS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
18-009937

AD#13779957
MDN 4/16, 4/23, 4/30/19

RE: 111 Millville Road, Mendon, MA 01756

Return to:
Orlands PC
P.O. Box 5041
Troy, MI 48007
File Number: 18-009937/326/MISC

ATTEST: WORC. Kathryn A. Toomey, Register