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FORECLOSURE DEED

Mortgage Electronic Registration Systems, Inc., having its usual place of business c/o Countrywide Home Loans, 400 Countrywide Way, Mail Stop: SV-35, Simi Valley, CA, 93065.

the present holder of a mortgage

from Jennifer L. Lomastro and William Metzger, III
to Mortgage Electronic Registration Systems, Inc.
dated May 8, 2007

recorded with the Worcester County (Worcester District) Registry of Deeds at Book 41171, Page 76, by the power conferred by said mortgage and by every other power, for ONE HUNDRED NINETY-THREE THOUSAND SIX HUNDRED SEVENTY-EIGHT DOLLARS AND 98/100 (\$193,678.98) paid, grants to Federal National Mortgage Association, c/o Countrywide Home Loans, 400 Countrywide Way, Mail Stop: SV-35, Simi Valley, CA, 93065,

the premises conveyed by said mortgage.

This conveyance is exempt from the Massachusetts Deed Excise, M.G.L.C. 64D Section 1, pursuant to Massachusetts Department of Revenue Directive 91-2 (Sept. 19, 1991), and pursuant to 12 United States Code Sections 1452, 1723a, or 1835.

Executed as a sealed instrument this 8th day of October, 2008.

See Power of Attorney recorded herewith.

Book 43553-151

Mortgage Electronic Registration Systems, Inc.
By Orlans Moran, PLLC
Its Attorney-in-fact

By: 

Julie Moran, Member and Authorized
Signatory, Real Estate

Affidavit

Orlans Moran PLLC, under the pains and penalties of perjury on oath deposes and says that it does not have knowledge of revocation or termination of the Power of Attorney by the principal or by termination of the existence of the principal.

Orlans Moran PLLC

By: 

Julie Moran, Member and Authorized
Signatory, Real Estate

RE: 5 Taft Avenue, Mendon, MA 01756

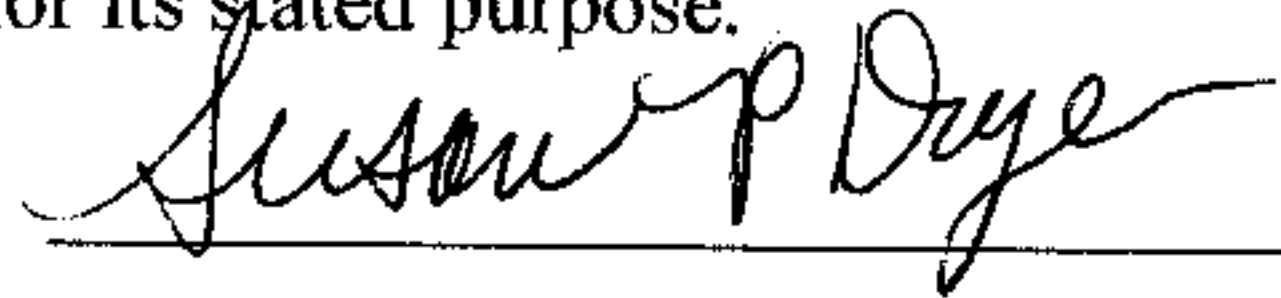
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COMMONWEALTH OF MASSACHUSETTS

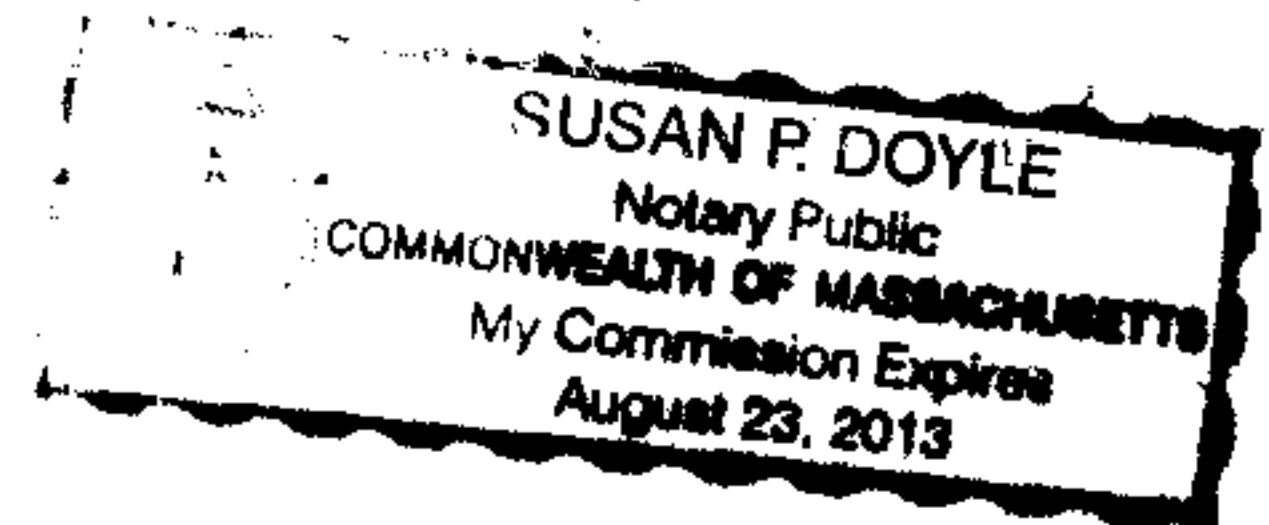
SUFFOLK, SS

OCTOBER 8, 2008

On this 8th day of October, 2008, before me, the undersigned notary public, personally appeared Julie Moran, Member and Authorized Signatory, Real Estate, of Orlans Moran PLLC, as attorney-in-fact for Mortgage Electronic Registration Systems, Inc., 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 acknowledged to me that she signed it voluntarily for its stated purpose.



Return to:
Orlans Moran PLLC
P.O. Box 962169
Boston, MA 02196
File Number: 285.3824



Mortgagee's Affidavit

I, Julie Moran, Member and Authorized Signatory, Real Estate of Orlans Moran PLLC under Power of Attorney for Mortgage Electronic Registration Systems, Inc. ("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 I caused to be published on the 11th day of September, 2008, on the 18th day of September, 2008 and on the 25th day of September, 2008, in the Milford Daily News a newspaper published or by its title page purporting to be published in Milford and circulated in Mendon, a notice, a true copy of which is attached hereto as Exhibit A.

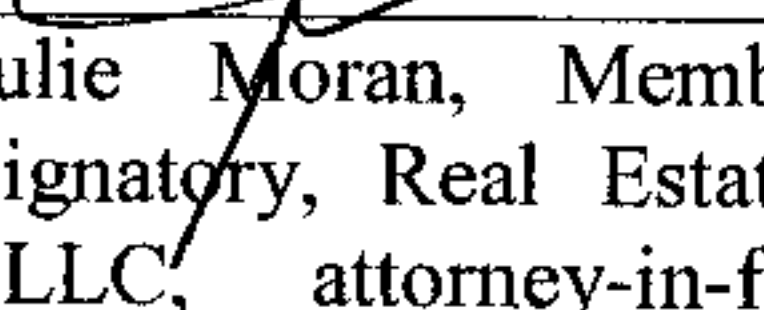
I also have complied with Chapter 244, Section 14 of Massachusetts General Laws, as amended, by mailing the required notices by certified mail, return receipt requested, _____ (if checked) I also gave the Internal Revenue Service notice by mailing Notice of Sale pursuant to Section 7425(c) of the Internal Revenue Code.

Pursuant to said notice at the time and place therein appointed,

The Lender sold the mortgaged premises at public auction by Andrew Hart, III, a licensed auctioneer, of Sandra F. Monroe to Mortgage Electronic Registration Systems, Inc., for ONE HUNDRED NINETY-THREE THOUSAND SIX HUNDRED SEVENTY-EIGHT DOLLARS AND 98/100 (\$193,678.98), being the highest bid made therefore at said auction.

Said bid was then assigned to Federal National Mortgage Association as evidenced by Assignment of Bid recorded herewith as Exhibit B.

POA
Herewith
43553-151

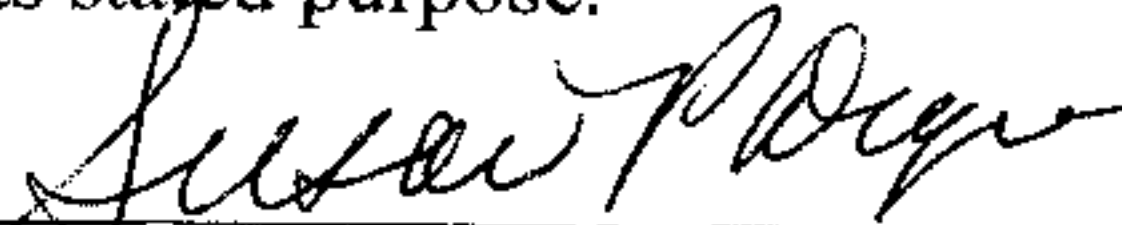

Julie Moran, Member and Authorized Signatory, Real Estate of Orlans Moran, PLLC, attorney-in-fact for Mortgage Electronic Registration Systems, Inc.

COMMONWEALTH OF MASSACHUSETTS

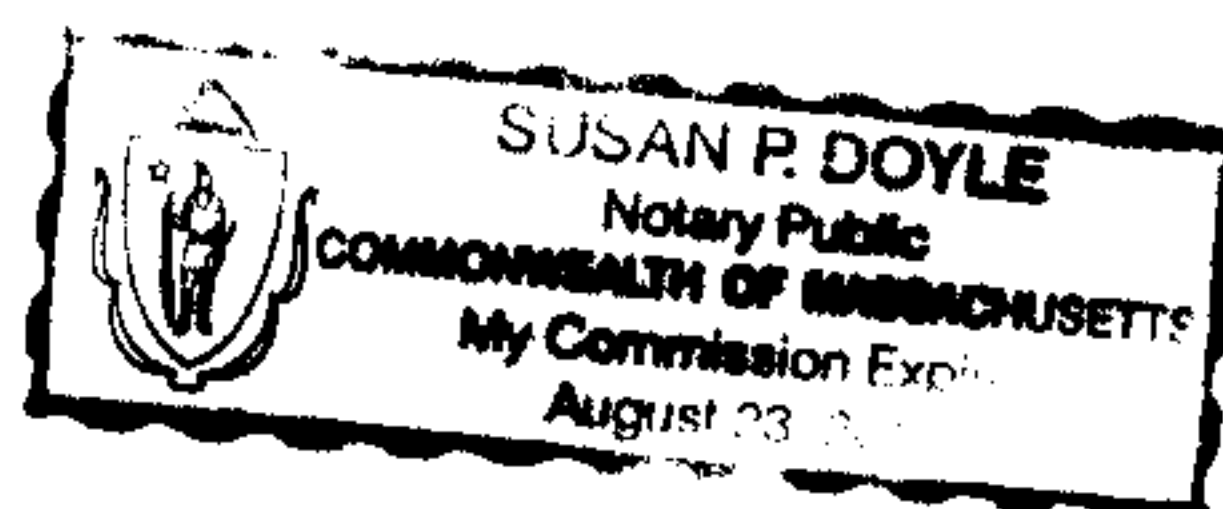
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OCTOBER 8, 2008

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RE: 5 Taft Avenue, Mendon, MA 01756

EXHIBIT "A"

ATTACHED TO AND FORMING A PART OF FORECLOSURE DEED AND
AFFIDAVIT IN LAND COURT CASE NO. 378390 FOR PROPERTY LOCATED AT
5 TAFT AVENUE, MENDON, MA 01756

LOMASTRO

**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 Jennifer L. Lomastro and William Metzger, III to Mortgage Electronic Registration Systems, Inc., dated May 8, 2007 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 41171, Page 76 of which the Mortgage the undersigned is the present holder for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 02:00 PM on October 2, 2008 at 5 Taft Avenue, Mendon, MA, all and singular the premises described in said Mortgage, to wit:

A certain tract or parcel of land including all buildings thereon situated on the westerly side of Taft Avenue in Mendon in the County of Worcester and Commonwealth of Massachusetts, bounded and described as follows, to wit: Beginning at the southeasterly corner of the granted premises on the westerly side of Taft Avenue at land now or formerly of Paris; thence N. 64 degrees 13' 48" W., 52.38 feet to a point at land n/f of Hill; thence N. 13 degrees 18' 07" E., 46.0 feet to a point on a wall; thence S. 46 degrees 32' 58" E., 33.68 feet to a point of said Taft Avenue; thence S. 15 degrees 17' 40" E., 46.00 feet along said Taft Avenue to point of beginning. All as shown on Plan of Land in the Town of Mendon, Mass. Property of James and Barbara Hill Scale 1"=20'. Date: Dec. 12, 1977, Blackstone Valley Survey and Engineering, Inc. 268 Upton Road, Grafton, Mass. Said plan filed with Worcester District Registry of Deeds in Plan Book 448, Plan 22.

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

TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check or bank treasurer's check 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.

Mortgage Electronic Registration Systems, Inc., Present Holder of said Mortgage, By its Attorneys, Orleans Moran PLLC, P.O. Box 962169, Boston, MA 02196, (617) 502-4100 (285.3824/Lomastro)(09/11/08, 09/18/08, 09/25/08)(125552)

AD#11768954

MDN 9/11, 9/18, 9/25/08

RE: 5 Taft Avenue, Mendon, MA 01756

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EXHIBIT B**ASSIGNMENT OF BID**

Whereas, Mortgage Electronic Registration Systems, Inc., ("Assignor"), was the highest bidder at the public sale of property located at 5 Taft Avenue, Mendon, MA, 01756, which sale was made on the premises hereinabove described on October 2, 2008 at 02:00 PM by Mortgage Electronic Registration Systems, Inc. ("Mortgagee"), by virtue and in execution of the Power of Sale contained in a certain Mortgage given by Jennifer L. Lomastro and William Metzger, III to Mortgage Electronic Registration Systems, Inc., dated May 8, 2007 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 41171, Page 76, of which Mortgage the undersigned is the present holder.

FOR VALUE RECEIVED, the undersigned Assignor unconditionally sells, assigns, and sets over unto Federal National Mortgage Association, c/o Countrywide Home Loans, 400 Countrywide Way, Mail Stop: SV-35, Simi Valley, CA, 93065,, its successors and assigns, ("Assignee"), all of the Assignor's right, title and interest in and to said bid for the said property with the right to said Assignee to take and receive title thereto by conveyance directly from said Mortgagee pursuant to its power and authority under and by virtue of the aforesaid Mortgage.

Executed as a sealed instrument this 8th day of October, 2008.

*POA Herewith
Book 43553-151*

Mortgage Electronic Registration Systems,
Inc.,
By its Attorney-in-Fact,
Orlans Moran PLLC

[Signature]
Julie Moran, Member and Authorized
Signatory, Real Estate

COMMONWEALTH OF MASSACHUSETTS

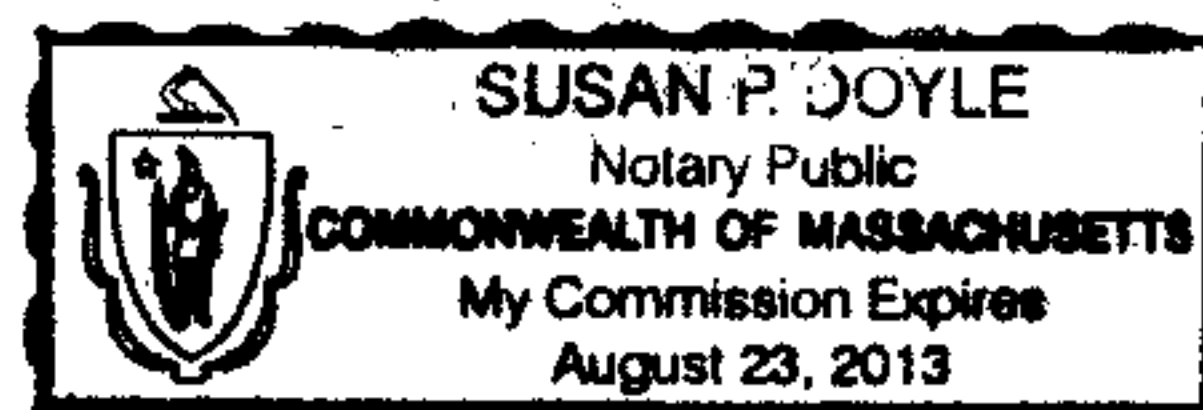
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[Signature]

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ATTEST: WORC. Anthony J. Vigliotti, Register

RE: 5 Taft Avenue, Mendon, MA 01756