



Bk: 49158 Pg: 146

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FORECLOSURE DEED AND AFFIDAVIT AND ASSIGNMENT OF BID


Milford Federal Savings and Loan Association, a corporation duly established under the laws of the United States of America and having its usual place of business at 246 Main Street, Milford, Worcester County, Massachusetts, holder of a mortgage

from Michael Caron to Milford Federal Savings and Loan Association dated September 30, 2008, recorded with the Worcester County (Worcester District) Registry of Deeds in **Book 43366 Page 272**, by the power conferred by said mortgage and every other power, for consideration paid in the amount of One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00)

grants to Federal Home Loan Mortgage Corporation c/o Milford Federal Savings and Loan Association of 246 Main Street, Milford, Massachusetts, the premises conveyed by said mortgage.

Signed and sealed this 21st day of June, 2012.

Milford Federal Savings and Loan Association


By: 
Janice H. Griffith, Senior Vice President - Loans



COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

On this 21st day of June, 2012, before me the undersigned Notary Public, then personally appeared Janice H. Griffith, Senior Vice President - Loans as aforesaid, who is known to me through my personal knowledge of her identity to be the person whose name is signed on the above document, and she acknowledged to me that she signed said document voluntarily for its stated purpose.


Dennis M. Sullivan, Notary Public
My Commission Expires: March 9, 2018

Property Address: 95 Blackstone Street, Mendon, MA 01756



AFFIDAVIT

I, Janice H. Griffith, Senior Vice President - Loans of Milford Federal Savings and Loan Association, named in the foregoing Deed, make oath and say that the principal, interest, and tax obligation mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that Milford Federal Savings and Loan Association published on April 16, 23 and 30, 2012, in the Milford Daily News, a newspaper published or by its title page purporting to be published in the Town of Framingham and having a general circulation therein, a notice of which the following is a true copy; there being no newspaper published in the Town of Milford and the Milford Daily News having a general circulation in said Town of Milford.

SEE "EXHIBIT A" ATTACHED HERETO

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

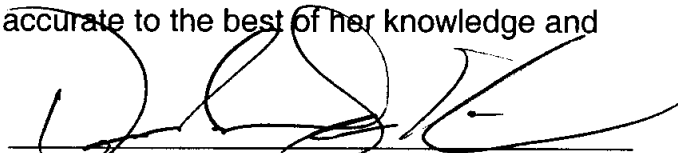
Pursuant to said notice at the time and place therein appointed the sale was postponed by public proclamation to June 21, 2012, at 10:00 AM upon the mortgage premises at which time and place upon the mortgage premises I sold the mortgaged premises at public auction by Edward D. Larkin, an auctioneer, to Milford Federal Savings and Loan Association for \$190,000.00 bid by said Milford Federal Savings and Loan Association being the highest bid made therefor at said auction; which bid was later assigned to Federal Home Loan Mortgage Corporation as is evidenced by an Assignment of Bid recorded herewith as Exhibit B.



Janice H. Griffith, Senior Vice President - Loans

Commonwealth of Massachusetts
Worcester, SS.

On this 21st day of June, 2012, before me the undersigned Notary Public, then personally appeared Janice H. Griffith, Senior Vice President - Loans as aforesaid, who is known to me through my personal knowledge of her identity to be the person whose name is signed on the above document, and she swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.



Dennis M. Sullivan, Notary Public
My Commission Expires: March 9, 2018

EXHIBIT "A"

95 BLACKSTONE ST.

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

PREMISES: 95 Blackstone Street, Mendon, Massachusetts

By virtue and in execution of the POWER OF SALE contained in a certain mortgage given by Michael Caron to Milford Federal Savings and Loan Association dated September 30, 2008, and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 43366 Page 272 of which mortgage the undersigned is the present holder for breach of conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 10:00 AM on May 17, 2012, upon the mortgaged premises at 95 Blackstone Street, Mendon, Massachusetts, all and singular, the premises described in said mortgage, to wit:

The land with the buildings thereon situated in Mendon, Worcester County, namely:

A certain tract or parcel of land situated on the westerly side of Blackstone Street, in said Mendon, and being more particularly bounded and described as follows, to wit:

Beginning at the northeasterly corner of the granted premises on the westerly side of said Blackstone Street and at the southeasterly corner of land of one Sullivan et al, said point being 517.52 feet distant southerly from a drill hole in a wall at the intersection of the westerly line of said Blackstone Street and the southerly line of a proposed street;

Thence Westerly by said Sullivan land 210 feet, more or less, to a point;

Thence S. 18° 45' E. 47 feet, more or less, to a drill hole at the corner of stone walls;

Thence Southeasterly by a stone wall 45 feet, more or less, to an angle in the wall;

Thence Southeasterly by said wall 95 feet, more or less, to an angle in the wall;

Thence Southeasterly by said wall 81 feet, more or less, to a drill hole at the corner of stone walls at said Blackstone Street, the last three courses bounding on land now or formerly of one Yanco;

Thence Northeasterly by a stone wall and said Blackstone Street 85 feet, more or less, to an angle in the wall; and

Thence N. 0° 50' W. by said stone wall and said street 92 feet to the point of beginning.

For title see Deed dated July 20, 2004 and recorded with said Worcester Deeds in Book 34880, Page 64.

TERMS OF SALE: Said premises will be sold and conveyed subject to all restrictions, easements, 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, and the balance of the purchase price shall be paid in cash, certified check, bank treasurer's, or cashier's check within twenty-one (21) days after the date of sale and shall be paid to Attorney Dennis M. Sullivan, of 12 Congress Street, Milford, Massachusetts, at which time the Foreclosure Deed shall be delivered to the purchaser. All costs and expenses for recording fees and documentary stamps shall be paid by the purchaser. The successful bidder shall sign a Written Memorandum of Sale upon acceptance of bid. In the event that the successful bidder at the foreclosure sale shall default according to the terms of this Notice of Sale and/or fail to comply with any terms of the Memorandum of Sale executed at the time of the foreclosure, by failing to complete the purchase or otherwise, the Seller retains the option, at Seller's sole discretion, to complete the sale by selling the Premises, subject to the terms and conditions of sale stated therein, to the next highest, qualified bidder.

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Other terms will be announced at the sale.

Milford Federal Savings and Loan Association
Present holder of said Mortgage
By its attorney:

Dennis M. Sullivan, Esquire
12 Congress Street, P.O. Box 268
Milford, MA 01757
(508) 473-4811

DATED: April 9, 2012

AD#12721499
MDN 4/16, 4/23, 4/30/12

Exhibit "B"

ASSIGNMENT OF BID FOR VALUE


Milford, Massachusetts
Worcester, SS.

June 21, 2012

For Value Received, Milford Federal Savings and Loan Association hereby assigns its bid and all of its right, title and interest in and to and under a Memorandum of Sale of Real Property by Auctioneer, dated June 21, 2012, in connection with premises situated at 95 Blackstone Street, Mendon, Massachusetts, which is the subject of a mortgage given by Michael Caron to Milford Federal Savings and Loan Association dated September 30, 2008, and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 43366 Page 272 to the Federal Home Loan Mortgage Corporation c/o Milford Federal Savings and Loan Association, 246 Main Street, Milford, MA 01757.


This assignment is made without recourse and is subject to all terms and conditions contained in the said Memorandum of Sale, Additional Terms of Sale, and the published Notice of Mortgagee's Sale of Real Estate.

Milford Federal Savings and Loan Association

By: 
Janice H. Griffith, Vice President - Loans

COMMONWEALTH OF MASSACHUSETTS
WORCESTER, SS.

On this 21st day of June, 2012, before me the undersigned Notary Public, then personally appeared Janice H. Griffith, Vice President as aforesaid, who is known to me through my personal knowledge of her identity to be the person whose name is signed on the above document, and she acknowledged to me that she signed said document voluntarily for its stated purpose.


Dennis M. Sullivan, Notary Public
My Commission Expires: March 9, 2018