



Bk: 48871 Pg: 329
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Property Address: 2 Northbridge Road a/k/a 2 N. Bridge Road, Mendon, MA 01756

MASSACHUSETTS FORECLOSURE DEED BY CORPORATION

JP Morgan Chase Bank, National Association, as purchaser of loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the Savings Bank) from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d)

a national association established under the laws of the United States of America and having its usual place of business at 1111 Polaris Parkway, Columbus, OH 43240

the current holder by a mortgage

from Andreia Darian a/k/a Andreia D. Darian

to Washington Mutual Bank, FA

dated August 10, 2007 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 41656, Page 229

, by the power conferred by said mortgage and

every other power for ONE HUNDRED SEVENTY-SEVEN THOUSAND SIX HUNDRED EIGHTEEN AND 00/100 (\$177,618.00) DOLLARS

paid, grants to Federal Home Loan Mortgage Corporation, 5000 Plano Parkway, Carrollton, TX 75010 , the premises conveyed by said mortgage.

The grantee is exempt from paying the Massachusetts state excise stamp tax by virtue of 12 United States Code §1452(e), §1723a, or §1825.

WITNESS the execution and the corporate seal of said national association this 13 day of February, ~~2011~~ 2012 TEG

201004-1572

/Foreclosure Deed MA/Darian, Andreia

(8) H20

JP Morgan Chase Bank, National Association, as purchaser of loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the Savings Bank) from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d),

By: Teresa E. Grace 2-13-12
Name: Teresa E Grace
Title: Vice President

*Please see FDIC Affidavit registered with the Worcester County (Worcester District) Registry District of the Land Court as Document No. 94958

State of Ohio

Franklin County, ss.

FEBRUARY 13 2012 ^{KB}

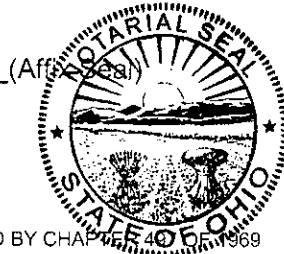
On this 13th day of FEBRUARY 2012, before me, the undersigned notary public, personally appeared Teresa E Grace, proved to me through satisfactory evidence of identification, which were Personal Knowledge (form of identification), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

Capacity: (as Vice President (title)

for JP Morgan Chase Bank, National Association, as purchaser of loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the Savings Bank) from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d),

Katherine M. Seeds 2/13/12
Notary Signature **Katherine M. Seeds**

My commission expires: 2/6/16



Katherine M. Seeds
Notary Public, State of Ohio
My Commission Expires 02-06-2016

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 40 OF THE CODE REPEALED IN 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

AFFIDAVIT

I, Deborah E. Dennis, Esquire of Harmon Law Offices, PC as attorneys for JP Morgan Chase Bank, National Association, as purchaser of loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d), make oath and say that the principal and interest obligation mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that on behalf of JP Morgan Chase Bank, National Association, as purchaser of loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d) this office caused to be published on October 11, 2011, October 18, 2011 and October 25, 2011 in the Milford Daily News, a newspaper having a general circulation in Mendon, a notice of which the following is a true copy. (See attached Exhibit A)

This office also complied with Chapter 244, Section 14 of the 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 December 7, 2011 at 4:00 P.M., at which time and place upon the mortgaged premises, JP Morgan Chase Bank, National Association, as purchaser of loans and other assets

of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d) sold the mortgaged premises at public auction by John White, a licensed auctioneer, to JP Morgan Chase Bank, National Association, as purchaser of loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d) for ONE HUNDRED SEVENTY-SEVEN THOUSAND SIX HUNDRED EIGHTEEN AND 00/100 (\$177,618.00) DOLLARS bid by JP Morgan Chase Bank, National Association, as purchaser of loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d), being the highest bid made therefor at said auction. Said bid was then assigned by JP Morgan Chase Bank, National Association, as purchaser of loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d) to Federal Home Loan Mortgage Corporation, as evidenced by assignment of bid to be recorded herewith as Exhibit 'B'.

By: Deborah E. Dennis Esquire

Commonwealth of Massachusetts

Middlesex, ss.

February 21, 2012

On this 21 day of February 2012, before me, the undersigned notary public, personally appeared Deborah E. Dennis, proved to me through satisfactory evidence of identification, which were personal knowledge (form of identification), to be the person whose name is signed on the preceding or attached document, 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.

Capacity: (as _____)

for _____)

Ashley R. Cormier (Affix Seal)
Notary Signature

My commission expires: 09/30/16

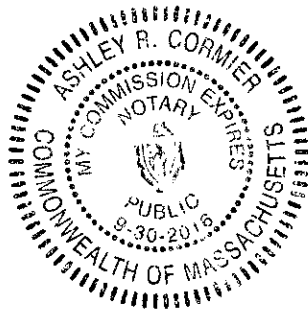


EXHIBIT A

2 NORTHBRIDGE RD.
**LEGAL NOTICE
NOTICE OF MORTGAGEE'S
SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Andreia Darian a/k/a Andreia D. Darian to Washington Mutual Bank, FA, dated August 10, 2007 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 41656, Page 229, of which mortgage JP Morgan Chase Bank, National Association, as purchaser of loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d) is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 4:00 p.m. on November 2, 2011, on the mortgaged premises located at 2 Northbridge Road a/k/a 2 N. Bridge Road, Mendon, Worcester

County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

A certain tract or parcel of land with the buildings thereon situated on the Southerly side of Northbridge Road and the Westerly side of North Avenue in Mendon, Worcester County, Massachusetts which said parcel is shown as land of "Florence H. Barrows" on a plan of land entitled, "Plan of Land of Florence H. Barrows in Mendon, Mass. Parcel "A" to be conveyed to Harold Barrows, July 17, 1984, Scale 1"=30' , Andrews Survey & Engineering, Inc. Uxbridge, Mass". Said plan is filed with the Worcester County (Worcester District) Registry of Deeds in Plan Book 529, Plan 6, and to which plan reference may be made for a more particular description of said

"Florence H. Barrows" parcel. Said "Florence H. Barrows" parcel contains 38,563.92 square feet, more or less, according to said Plan. Property Address: 2 Northbridge Road Mendon, MA 01756 For reference to title, see Deed dated November 8, 2005, recorded with the Worcester District Registry of Deeds at Book 37804, Page 246.

For mortgagor's(s) title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 37804, Page 246.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of Five Thousand (\$5,000.00) Dollars by certified or bank check will be required to be

paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

JP Morgan Chase Bank, National Association, as purchaser of loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d)
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California Street
Newton, MA 02458
(617) 558-0500
201004-1572 - BLU

AD#12611076
MDN 10/11, 10/18, 10/25/11

EXHIBIT "B"
ASSIGNMENT OF BID

Westerville Ohio City/State
Franklin County

February 13, ²⁰¹²~~2011~~
TEG

For good and valuable consideration, I, **Teresa E Grace** Vice President (name/title) of JP Morgan Chase Bank, National Association, as purchaser of loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the Savings Bank) from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d), hereby assign JP Morgan Chase Bank, National Association, as purchaser of loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the Savings Bank) from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d)'s bid and all of its right, title and interest in and to and under a Memorandum of Sale of Real Property by Auctioneer, dated December 7, 2011 in connection with premises situated at 2 Northbridge Road a/k/a 2 N. Bridge Road, Mendon, MA 01756 which is the subject of a mortgage given by Andreia Darian a/k/a Andreia D. Darian to Washington Mutual Bank, FA dated August 10, 2007 and recorded with Worcester County (Worcester) Registry of Deeds in Book 41656, Page 229 to:

Federal Home Loan Mortgage Corporation
5000 Plano Parkway, Carrollton, TX 75010

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.

JP Morgan Chase Bank, National Association, as purchaser of loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the Savings Bank) from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d)

By: Teresa E. Grace 2-13-12
Name: Teresa E Grace
Title: Vice President

*Please see FDIC Affidavit registered with the Worcester County (Worcester District) Registry District of the Land Court as Document No. 94958

State of Ohio
Franklin County, ss. RS FEBRUARY 13, 2012

On this 13th day of FEBRUARY, 2012, before me, the undersigned notary public, personally appeared Teresa E Grace, proved to me through satisfactory evidence of identification, which were Personal Knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

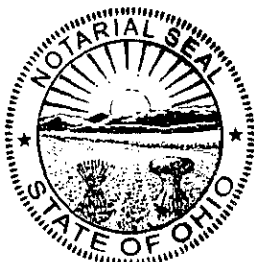
Capacity: (as Vice President (title

for JP Morgan Chase Bank, National Association, as purchaser of loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the Savings Bank) from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d))

Katherine M Seeds 2/13/12 (Affix Seal)
Notary Signature Katherine M. Seeds

My commission expires: 2/6/16

201004-1572



Katherine M. Seeds
Notary Public, State of Ohio
My Commission Expires 02-06-2016

ATTEST: WORC. Anthony J. Vigliotti, Register