




FORECLOSURE DEED

EverBank, with an address of c/o Green Tree Servicing LLC, 4250 North Freeway, Fort Worth, TX 76137, the present holder of a mortgage from Anna M. McGovern to Mortgage Electronic Registration Systems, Inc. as nominee for, 1-800-East-West Mortgage Company, its successors and assigns dated May 25, 2007 recorded with the Worcester County (Worcester District) Registry of Deeds at Book 41246, Page 202, by the power conferred by said mortgage and by every other power, for TWO HUNDRED TWENTY-SIX THOUSAND FOUR HUNDRED NINETY-NINE DOLLARS AND 90/100 (\$226,499.90) paid, grants to Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America P.O. Box 650043, Dallas, TX, 75265-0043, 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.

WITNESS the execution of said limited liability company on this 22<sup>nd</sup> day of April, 2015.

See Limited Power of Attorney recorded with the Middlesex County (Southern District) Registry of Deeds at Book 64035, Page 350

EverBank  
By Green Tree Servicing LLC, its Attorney-in-Fact

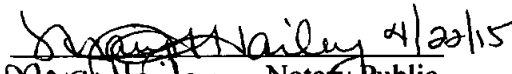
By:   
Thomas Clark, ANP

RE: 44 Taft Avenue, Mendon, MA 01756

STATE OF South Dakota

Pennington Courts

On this 22<sup>nd</sup> day of April, 2015, before me, the undersigned Notary Public, personally appeared Thomas Clark of Green Tree Servicing LLC, as attorney in fact for EverBank, who is either personally known to me, or proved to me through satisfactory evidence of identification, to be the person who signed the preceding or attached document, and acknowledged to me that he/she executed the same for its stated purpose as the free act and deed of EverBank.

  
Mary Hailey, Notary Public  
My Commission Expires: 11/8/17



Return to:  
Orlans Moran PLLC  
P.O. Box 5041  
Troy, MI 48007-5041  
File Number: 442.1380

Affidavit of Sale

I, James Southard, Esq., Employee, Authorized Signatory, Real Property of Orleans Moran PLLC, duly authorized under a Certificate of Authorization for EverBank, ("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 30th day of December, 2014, on the 6th day of January, 2015 and on the 13th day of January, 2015, 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.

Pursuant to said notice at the time and place therein appointed, the sale was postponed by public proclamation upon the mortgaged premises to February 6, 2015 at 10:00 AM and thereupon, the Lender sold the mortgaged premises at public auction by Patricia Kilcullen, a licensed auctioneer of Towne Auction, to the highest bidder EverBank with an address of c/o Green Tree Servicing, LLC, 4250 North Freeway, Fort Worth, TX 76137, for the sum of TWO HUNDRED TWENTY-SIX THOUSAND FOUR HUNDRED NINETY-NINE DOLLARS AND 90/100 (\$226,499.90) paid, being the highest bid made therefor at said auction.

Said bid was then assigned to Federal National Mortgage Association ("Fannie Mae"), as evidenced by Assignment of Bid recorded herewith as Exhibit B.

See Certificate of Authorization recorded herewith

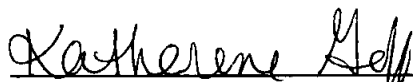
For signatory authority, see Delegation of Authority and Appointment recorded with the Suffolk County Registry of Deeds at Book 54127, Page 278

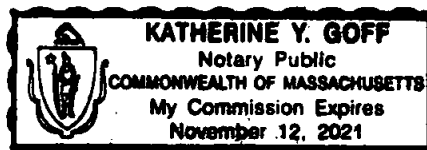
  
James Southard, Esq., Employee,  
Authorized Signatory, Real Property of  
Orlans Moran PLLC

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this 1st day of May, 2015, before me, the undersigned Notary Public, personally appeared James Southard, Esq., Employee, Authorized Signatory, Real Property, of Orleans Moran PLLC, and 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.

  
Katherine Goff, Notary Public  
My Commission Expires: 11/12/21



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RE: 44 Taft Avenue, Mendon, MA 01756

## EXHIBIT "A"

ATTACHED TO AND FORMING A PART OF THE FORECLOSURE DEED  
FOR PROPERTY AT 44 Taft Avenue, Mendon, MA 01756

44 TAFT AVE.

**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 Anna M. McGovern to Mortgage Electronic Registration Systems, Inc. as nominee for, 1-800-East-West Mortgage Company, its successors and assigns, dated May 25, 2007 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 41246, Page 202, subsequently assigned to BAC Home Loans Servicing, LP by Mortgage Electronic Registration Systems, Inc., by assignment recorded in said Registry of Deeds in Book 46114, Page 327, subsequently assigned to Ever Bank by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, by assignment recorded in said Registry of Deeds in Book 51450, Page 212: of which the Mortgage the undersigned 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 10:00 AM on January 20, 2015 at 44 Taft Avenue, Mendon, MA, all and singular the premises described in said Mortgage, to wit:

All that land with the buildings thereon situated on the northeasterly side of Taft Avenue in Mendon, Worcester County, Massachusetts, and being Lot #19, as shown on "Plan of Lakeside Park, Mendon, Mass., owned by Luther E. Taft's Heirs, June 1917" recorded with Worcester District Deeds, Plan Book 31, Plan 50, said lot being further bounded and described as follows:

BEGINNING at the southwesterly corner of the premises herein described on the northeasterly

side of said Avenue and at corner of Lot #18 on said plan; THENCE N. 22° 55' W. with said Avenue, 50 feet to corner of Lot #20 on said plan; THENCE N. 67° 05' E. with Lot #20 on said plan, 100 feet for a corner; THENCE S. 22° 55' E., 50 feet for a corner; THENCE S. 67° 05' W. with Lot #18 on said plan, 100 feet to the point of beginning.

The above premises are hereby conveyed together with the right to draw water from the well on land now or formerly belonging to Leo H. and Florence L. Blanchet adjoining the granted premises on the North, with the right to maintain, repair and replace water pipes as now located from said well to the dwelling on the granted premises. Also together with the right of way over said Taft Avenue. Meaning and intending to convey and hereby conveying the same premises conveyed to me/us by deed dated 03/11/2005 and recorded with Worcester South Registry of Deeds in Book 35868, Page 398.

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.

EverBank  
Present Holder of said Mortgage,  
By Its Attorneys,  
ORLANS MORAN PLLC  
P.O. Box 540540  
Waltham, MA 02454  
Phone: 781-790-7800

AD#13222829  
MDN 12/30, 1/6, 1/13/14

RE: 44 Taft Avenue, Mendon, MA 01756

Return to:  
Orlans Moran PLLC  
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Troy, MI 48007-5041  
File Number: 442.1380

**EXHIBIT B**

**ASSIGNMENT OF BID**

Whereas, EverBank, with an address of c/o Green Tree Servicing LLC, 4250 North Freeway, Fort Worth, TX 76137 ("Assignor"), was the highest bidder at the public foreclosure sale of property located at 44 Taft Avenue, Mendon, MA 01756, which sale was made on the premises hereinabove described on February 6, 2015 at 10:00 AM by EverBank, with an address of c/o Green Tree Servicing LLC, 4250 North Freeway, Fort Worth, TX 76137, holder of the mortgage dated May 25, 2007 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 41246, Page 202.

For TWO HUNDRED TWENTY-SIX THOUSAND FOUR HUNDRED NINETY-NINE DOLLARS AND 90/100 (\$226,499.90), the undersigned Assignor unconditionally sells, assigns, and sets over unto Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America P.O. Box 650043, Dallas, TX, 75265-0043, 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.

WITNESS the execution of said limited liability company on this 22<sup>nd</sup> day of April, 2015.

See Limited Power of Attorney recorded with the Middlesex County (Southern District) Registry of Deeds at Book 64035, Page 350

EverBank  
By Green Tree Servicing LLC, its Attorney-in-Fact

By: [Signature]  
Thomas Clark, AVP

Pennington County, SS

STATE OF South Dakota

On this 22<sup>nd</sup> day of April, 2015, before me, the undersigned Notary Public, personally appeared Thomas Clark of Green Tree Servicing LLC, as attorney in fact for EverBank, who is either personally known to me, or proved to me through satisfactory evidence of identification, to be the person who signed the preceding or attached document, and acknowledged to me that he/she executed the same for its stated purpose as the free act and deed of EverBank.

[Signature] 4/22/15  
Mary Hailey, Notary Public  
My Commission Expires: 11/8/17



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