



2017 00050696

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FORECLOSURE DEED

Ditech Financial LLC f/k/a Green Tree Servicing, LLC, with an address of 3000 Bayport Drive, Tampa, FL 33607 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 NINETY-ONE THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$91,500.00) 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 01st day of November, 2016.

Ditech Financial LLC f/k/a Green Tree Servicing, LLC

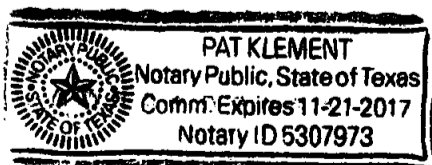
By: [Signature]
Name: Toni Thomas
Title: Assistant Vice President

STATE OF Texas
COUNTY OF Dallas

BEFORE ME, PAT Klement, ON THIS DAY PERSONALLY APPEARED Toni Thomas, KNOWN TO ME OR PROVED TO ME ON THE OATH OF PERSONALLY KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1st DAY OF November, 2016.

[Signature]
NOTARY PUBLIC'S SIGNATURE PAT KLEMENT
MY COMMISSION EXPIRES: 11-21-17



RE: 44 Taft Avenue, Mendon, MA 01756

Affidavit of Sale

I, Jamie Welch, Esq., Employee, Authorized Signatory, Real Property of Orlans PC, successor by merger to Orlans Moran PLLC, duly authorized under a Certificate of Authorization as attorney for Ditech Financial LLC f/k/a Green Tree Servicing, LLC, ("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 5th day of October, 2016, on the 12th day of October, 2016 and on the 19th day of October, 2016, 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 Patricia Kilcullen, a licensed auctioneer of Towne Auction Company, LLC, to the highest bidder Ditech Financial LLC f/k/a Green Tree Servicing LLC, with an address of 3000 Bayport Drive, Tampa, FL 33607, for the sum of NINETY-ONE THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$91,500.00) paid, being the highest bid made therefor at said auction.

Said bid was then assigned to Federal National Mortgage Association 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 57736, Page 111



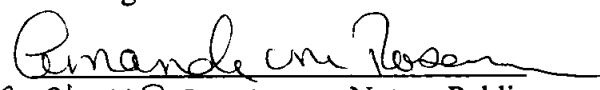
Jamie Welch, Esq., Employee,
Authorized Signatory, Real Property of
Orlans PC, successor by merger to
Orlans Moran PLLC

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this 18th day of May, 2017, before me, the undersigned Notary Public, personally appeared Jamie Welch, Esq., Employee, Authorized Signatory, Real Property, of Orlans PC, successor by merger to Orlans 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.




Amanda M. Rosario, Notary Public
My Commission Expires: 10/20/17

Return to:
Orlans PC
P.O. Box 5041
Troy, MI 48007-5041
File Number: 442.1380/17-002563

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 0175644 TAFT AVENUE
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 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 and recorded with the Worcester County (Worcester) 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 EverBank 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, subsequently assigned to Green Tree Servicing LLC by EverBank, by assignment recorded in said Registry of Deeds in Book 53355, Page 389. As affected by Foreclosure Deed recorded in said Registry of Deeds in Book 53673, Page 164. As affected by Release Deed recorded in said Registry of Deeds in Book 55556, Page 119; 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 October 26, 2016 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, 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.

Ditech Financial LLC f/k/a Green
Tree Servicing LLC
Present Holder of said Mortgage

By Its Attorneys,
ORLANS MORAN PLLC
P.O. Box 540540
Waltham, MA 02454
Phone: 781-790-7800

AD# 13486141
MDN 10/5, 10/12, 10/19/16

Return to:
Orlans Moran PLLC
P.O. Box 5041
Troy, MI 48007-5041
File Number: 442.1380/17-002563

RE: 44 Taft Avenue, Mendon, MA 01756

RE: 44 Taft Avenue, Mendon, MA 01756

EXHIBIT B

ASSIGNMENT OF BID

Whereas, Ditech Financial LLC f/k/a Green Tree Servicing, LLC, 3000 Bayport Drive, Tampa, FL 33607 ("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 October 26, 2016 at 10:00 AM by Ditech Financial LLC f/k/a Green Tree Servicing, LLC, 3000 Bayport Drive, Tampa, FL 33607, 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 NINETY-ONE THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$91,500.00), 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 01st day of

November, 2016.

NOV 01 2016

Ditech Financial LLC f/k/a Green Tree Servicing, LLC

By: [Signature]
Name:
Title: **Toni Thomas**

Assistant Vice President

STATE OF Texas
COUNTY OF Dallas

BEFORE ME, PAT KLEMENT, ON THIS DAY PERSONALLY APPEARED Toni Thomas, KNOWN TO ME OR PROVED TO ME ON THE OATH OF PERSONALLY KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1st DAY OF November, 2016.

[Signature: Pat Klement]

NOTARY PUBLIC'S SIGNATURE PAT KLEMENT
MY COMMISSION EXPIRES: 11-21-17

