



2017 00108060

Bk: 57812 Pg: 24

Page: 1 of 3 09/29/2017 11:46 AM WD

FORECLOSURE DEED

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust, with an address of c/o Rushmore Loan Management Services, LLC, 15480 Laguna Canyon Road, Suite 100., Irvine, CA 92618, the present holder of a mortgage from Lindsey Davis to Mortgage Electronic Registration Systems, Inc. as nominee for GreenPoint Mortgage Funding, Inc., its successors and assigns dated July 26, 2007 recorded with the Worcester County (Worcester District) Registry of Deeds at Book 41575, Page 367, by the power conferred by said mortgage and by every other power, for ONE HUNDRED TWENTY-FOUR THOUSAND DOLLARS AND 00/100 (\$124,000.00) paid, grants to Frederic J. Kelley, Jr., with an address of 54 Dutcher Street, Unit 2, Hopedale, MA 01747, the premises conveyed by said mortgage.

Executed as a sealed instrument this 25<sup>th</sup> day of September, 2017.

See Power of Attorney recorded herewith Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust  
By Orlans PC, Its Attorney-in-Fact

\*\* For signatory authority, see Delegation of Authority and Appointment registered with the Suffolk County Registry District of the Land Court at Document Number 874424.

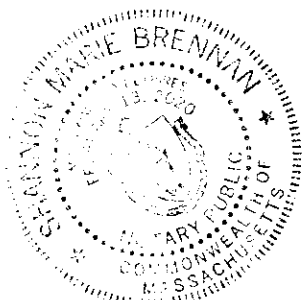
By: [Signature]  
Jessica DaSilva, Esq., Employee, Authorized Signatory, Real Property of Orlans PC\*\*

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 09/29/2017 11:46 AM  
Ctrl# 174079 09274 Doc# 00108060  
Fee: \$565.44 Cons: \$124,000.00

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this 25<sup>th</sup> day of September, 2017, before me, the undersigned Notary Public, personally appeared, Jessica DaSilva, Esq., Employee, Authorized Signatory, Real Property, of Orlans PC, as Attorney-in-fact for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust, 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 Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust.



[Signature]  
Notary Public  
My Commission Expires: 2/13/20

Return to:  
Orlans PC  
P.O. Box 5041  
Troy, MI 48007  
File Number: 502/16-013286/FORD\_DR

RE: 22 Taft Avenue, Mendon, MA 01756

Affidavit of Sale

I, Jessica DaSilva, Esq., Employee, Authorized Signatory, Real Property of Orlans PC, as attorney for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust, ("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 14th day of July, 2017, on the 21st day of July, 2017 and on the 28th day of July, 2017, 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.

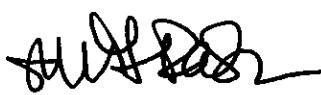
This office has complied with Chapter 209, Section 18.21A of Code of Massachusetts Regulations, as amended, by mailing the required certification and supporting documentation by certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed, the Lender sold the mortgaged premises at public auction by Gina Moy, a licensed auctioneer, of Towne Auction Company LLC, to the highest bidder Edward Davis, with an address of PO Box 2066, Framingham, MA 01703, for the sum of ONE HUNDRED TWENTY-FOUR THOUSAND DOLLARS AND 00/100 (\$124,000.00) paid, being the highest bid made therefor at said auction.

Said bid was then assigned to Frederic J. Kelley, Jr., as evidenced by Assignment of Bid recorded herewith as Exhibit B.

See Power of Attorney recorded herewith.

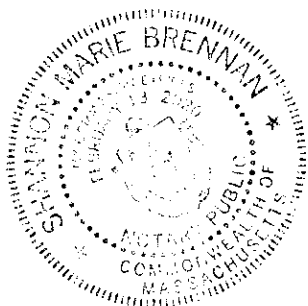
For signatory authority, see Delegation of Authority and Appointment registered with the Suffolk County Registry District of the Land Court at Document Number 874424.

  
\_\_\_\_\_  
Jessica DaSilva, Esq., Employee, Authorized Signatory, Real Property of Orlans PC

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this 25<sup>th</sup> day of September, 2017, before me, the undersigned Notary Public, personally appeared, Jessica DaSilva, Esq., Employee, Authorized Signatory, Real Property of Orlans PC, 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 this document are truthful and accurate to the best of his/her knowledge and belief.



  
Shannon Marie Brennan, Notary Public  
My Commission Expires: 2/13/20

Return to:  
Orlans PC  
P.O. Box 5041  
Troy, MI 48007  
File Number: 16-013286/502/FORD\_DR

RE: 22 Taft Avenue, Mendon, MA 01756

## EXHIBIT "A"

ATTACHED TO AND FORMING A PART OF THE FORECLOSURE DEED  
FOR PROPERTY AT 22 TAFT AVENUE, MENDON, MA 01756

22 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 Lindsey Davis to Mortgage Electronic Registration Systems, Inc. as nominee for, GreenPoint Mortgage Funding, Inc., its successors and assigns, dated July 26, 2007 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 41575, Page 367 subsequently assigned to Federal National Mortgage Association by Mortgage Electronic Registration Systems, Inc. by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 47955, Page 332 and subsequently assigned to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Carlsbad Funding Mortgage Trust by Federal National Mortgage Association by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 55814, Page 260; of which 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 12:00 PM on August 4, 2017 at 22 Taft Avenue, Mendon, MA, all and singular the premises described in said Mortgage, to wit:

The land in Mendon, Worcester County, Massachusetts, with the buildings thereon, situated on Taft Avenue and being shown as lot numbered 31 on plan entitled, "Plan of Lakeside Park, Mendon, Mass., owned by Luther E. Taft's heirs, June 1817" said plan being filed with Worcester District Registry of Deeds in Plan Book 31, Page 50. for Title See 24301/138

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, liens, attorney's fees and costs pursuant to M.G.L.Ch.183A, 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.

Wilmington Savings Fund Society,  
FSB, d/b/a Christiana Trust, not  
individually but as trustee for  
Carlsbad Funding Mortgage Trust

Present Holder of said Mortgage,  
By Its Attorneys,  
ORLANS PC  
PO Box 540540  
Waltham, MA 02454  
Phone: (781) 790-7800  
16-013286

AD#13588590  
MDN 7/14, 7/21, 7/28/17

RE: 22 Taft Avenue, Mendon, MA 01756

Return to:  
Orlans PC  
P.O. Box 5041  
Troy, MI 48007  
File Number: 16-013286/502/FORD\_DR

ATTEST: WORC. Anthony J. Vigliotti, Register