



2014 00060205

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 07/07/2014 02:54 PM
Ctrl# 132668 27863 Doc# 00060205
Fee: \$1,596.00 Cons: \$350,000.00

MASSACHUSETTS FORECLOSURE DEED BY CORPORATION

U.S. Bank National Association as Trustee for JP ALT 2006-S1

a corporation duly established under the laws of the United States of America and having its usual place of business at 425 Walnut Street, Cincinnati, OH 45202

the current holder by assignment of a mortgage

from Arthur D. Fleming and Anne C. Fleming

to Mortgage Electronic Registration Systems, Inc.

dated October 7, 2005 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 37517, Page 318

, by the power conferred by said mortgage and

every other power for THREE HUNDRED FIFTY THOUSAND AND 00/100 (\$350,000.00) DOLLARS

paid, grants to U.S. Bank National Association as Trustee for JP ALT 2006-S1 of 425 Walnut Street, Cincinnati, OH 45202, the premises conveyed by said mortgage.

WITNESS the execution and corporate seal of said corporation this 4 day of June, 2014.

Property Address: 7 Washington Street, Mendon, MA 01756

U.S. Bank National Association as Trustee for JP ALT 2006-S1 by SunTrust Mortgage, Inc as Attorney in Fact

By: *Doyle Mitchell*

Name: Doyle Mitchell
Vice President

Title: _____

STATE OF Commonwealth of VA

City of Richmond County, ss.

June 4, 2014

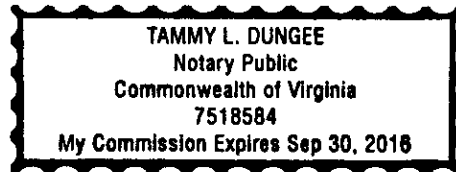
On this 4th day of June 2014, before me, the undersigned notary public, personally appeared Doyle Mitchell, proved to me through satisfactory evidence of identification, which were Personal Knowledge (form of identification), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

Capacity: (as Vice President (title) of SunTrust Mortgage, Inc as Attorney in Fact

for U.S. Bank National Association as Trustee for JP ALT 2006-S1,)

Tammy L. Dungee (Affix Seal)
Notary Signature

My commission expires: _____



CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 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, Jody A. DiGiacomandrea Esquire, of Harmon Law Offices, PC as attorneys for U.S. Bank National Association as Trustee for JP ALT 2006-S1, 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 U.S. Bank National Association as Trustee for JP ALT 2006-S1 this office caused to be published on April 17, 2014, April 24, 2014 and May 1, 2014 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 U.S. Bank National Association as Trustee for JP ALT 2006-S1 sold the mortgaged premises at public auction by Robert Lopez, a licensed auctioneer, to U.S. Bank National Association as Trustee for JP ALT 2006-S1 for THREE HUNDRED FIFTY THOUSAND AND 00/100 (\$350,000.00) DOLLARS bid by U.S. Bank National Association as Trustee for JP ALT 2006-S1, being the highest bid made therefor at said auction.

By: Jody A. DiBiacomandrea
Jody A. DiBiacomandrea, Esquire

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

June 4, 2014

On this 4 day of June 2014, before me, the undersigned notary public, personally appeared Jody A. DiBiacomandrea, Esquire, 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, 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 _____)

[Signature] (Affix Seal)
Notary Signature Shannon M. Brennan

My commission expires: 2/13/20

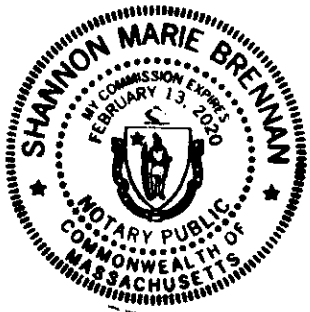


EXHIBIT A

7 WASHINGTON ST.

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 Arthur D. Fleming and Anne C. Fleming to Mortgage Electronic Registration Systems, Inc., dated October 7, 2005 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 37517, Page 318, of which mortgage the undersigned is the present holder by assignment from Mortgage Electronic Registration Systems, Inc. to U.S. Bank National Association as Trustee for JP ALT 2006-S1 dated July 6, 2011 and recorded with said registry on July 19, 2011 at Book 47611 Page 186 and by corrective assignment from Mortgage Electronic Registration Systems, Inc. to U.S. Bank National Association as Trustee for JP ALT 2006-S1 dated June 8, 2012 and recorded with said registry on June 11, 2012 at Book 49103 Page 283, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 1:00 p.m. on May 9, 2014, on the mortgaged premises located at 7 Washington Street, Mendon, Worcester County, Massachusetts, all and singular the premises described in said mortgage.

TO WIT:

the land in Mendon, Worcester, County, Massachusetts as follows:
PARCEL 1

The land, together with the buildings thereon, situated on the easterly side of Washington Street, in said Mendon, and bounded and described therein as follows:

A certain parcel of land, containing 1/4 of an acre, more or less, with a cottage house thereon situated on the easterly side of Washington Street in Mendon, Worcester County, Massachusetts, and bounded NORTHERLY by land, now or formerly, of Annie Congdon; EASTERLY by land, now or formerly, of the Heirs of David Adams; SOUTHERLY by land, now or formerly, of Henry Holbrook; WESTERLY by Washington Street.

PARCEL 2

A certain parcel of land situated off the northeasterly side of Washington Street in said Mendon, and being Parcel 2 as shown on plan entitled, "Land of Thomas Hackenson, Mendon, MA, Scale 1" = 40', July 6, 1966, John R. Andrews Jr., Surveyor", filed with Worcester District Registry of Deeds in Plan Book 309, Plan 31 and bounded as shown on said plan as follows:

SOUTHWESTERLY by other land of the grantees, 73.44 feet; NORTHWESTERLY by land now or formerly of one Congdon, 311.65 feet; NORTHEASTERLY by land now or formerly of one Parkinson, 82 feet; SOUTHEASTERLY by Parcel 1 as shown on said plan, 100.36 feet; and by Parcel 3 as shown on said plan, 214.86 feet.

For mortgagor's(s') title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 37517, Page 316.

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 Ten Thousand (\$10,000.00) 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.

U.S. Bank National Association as Trustee for JP ALT 2006-S1
 Present holder of said mortgage

By its Attorneys,
 HARMON LAW OFFICES, P.C.
 150 California Street
 Newton, MA 02458
 (617) 558-0500
 201107-1277 - TEA

AD#13101044
 MDN 4/17, 4/24, 5/1/14