



2018 00007981

Bk: 58360 Pg: 116

Page: 1 of 6 01/25/2018 01:00 PM WD

## FORECLOSURE DEED

## UNDER POWER OF SALE IN MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, CIT Bank, N.A., having a usual place of business at 2900 Esperanza Crossing, Austin TX 78758, holder of that mortgage from Denise M Mize to Financial Freedom Senior Funding Corporation, dated October 25, 2006, and recorded in the Worcester County (Worcester District) Registry of Deeds, in Book 40076 at Page 188, et seq., by the power conferred by said Mortgage and by every other power it thereunto enabling, for consideration paid in the amount of TWO HUNDRED FORTY-FOUR THOUSAND TWO HUNDRED TWO DOLLARS and 51/100 (\$244,202.51) grants to Wells Fargo Bank, N.A., as Trustee for Riverview HECM Trust 2007-1 c/o CIT Bank, N.A. whose mailing address is 2900 Esperanza Crossing, Austin TX 78758, the following described property, which has an address of 25 Kinsley Lane, Mendon, MA 01756:

SEE EXHIBIT "A" ATTACHED HERETO

IN WITNESS WHEREOF, CIT Bank, N.A. has caused these presents to be executed by its duly authorized officers, who hereunto set their hands as such officers and affix its corporate seal this \_\_\_\_\_ day of DEC 07 2017, 2017.

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 01/25/2018 01:00 PM  
Ctrl# 178521 02143 Doc# 00007981  
Fee: \$1,114.92 Cons: \$244,202.51

16-11675

Denise M. Mize

(7)

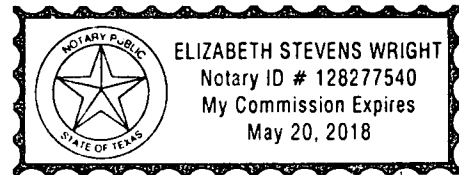
CIT Bank, N.A.

By: *Terr Taylor*  
Name: Terr Taylor  
Its: Assistant Secretary

STATE OF Texas  
COUNTY OF Travis

In Austin on the \_\_\_\_\_ day of DEC 07 2017, 2017, before me personally appeared Terr Taylor, the Authorized Representative(s) of CIT Bank, N.A., to me known and known by me to be the party executing the foregoing instrument, and he/she acknowledged said instrument by him/her executed to be his/her free act and deed, and the free act and deed of CIT Bank, N.A. .

*[Signature]*  
Notary Public  
Print Name: Elizabeth Wright  
My Commission Expires: MAY 20 2018



Denise M Mize  
25 Kinsley Lane  
Mendon, MA 01756

## EXHIBIT "A"

A certain tract or parcel of land, with the buildings thereon, situated near the central part of Mendon, Worcester County, Massachusetts, on the southerly side of Nipmuc Pond (so-called) being all the same premises conveyed by Ella G. Kinsley, Trustee to Fred A. Gibson et al. by deed dated June 27, 1900, recorded with Worcester District Deeds, Book 1699, Page 183, and bounded in said deed as follows:-

Beginning at a stake and stones that is situated S. 43° 10' E., 60.5 feet from a drill hole in a large rock at corner of land of E. F. Lilley,

THENCE S. 17° E., 51 feet to a stake and stones;

THENCE S. 11° W., 41.5 feet to a stake and stones;

THENCE N. 75 1/2° W., 127 feet to Nipmuc Pond;

THENCE on said Pond to a Maple tree; and

THENCE N. 79 1/2° E., 114 feet to place of beginning.

Together with the right of passing and repassing over the grantors other land from the highway to said granted premises and over the same route as was granted to Dwight Russell et alii in deed from Elizabeth W. Taft recorded with Worcester District Deeds, Book 1102, Page 3. Also that the gate from the public highway shall be kept closed, and that the grantees, their heirs and assigns shall erect, and forever maintain a suitable fence around the granted premises.

AFFIDAVIT OF SALE UNDER POWER OF SALE  
IN MORTGAGE RECORDED IN THE  
WORCESTER COUNTY (WORCESTER DISTRICT) REGISTRY OF DEEDS  
IN BOOK 40076 AT PAGE 188 (the "Mortgage")

I, Carlee Hicks, authorized representative of CIT Bank, N.A., the holder of the Mortgage, make oath and say that the principal and interest obligations in the Mortgage were not paid or tendered or performed when due and/or prior to the mortgagee's sale, and that CIT Bank, N.A. caused to be published on November 1, 2017, November 8, 2017 and November 15, 2017, in Milford Daily News, a newspaper published or by its title page purporting to be published in Franklin, Massachusetts and having a general circulation in Mendon a notice of which the following is a true copy.

SEE EXHIBIT "A" ATTACHED HERETO

I 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 notices at the time and place therein appointed, on November 22, 2017 where and when CIT Bank, N.A. sold the mortgage premises at 25 Kinsley Lane, Mendon, MA 01756 by Francis X. Goode, Jr., a licensed auctioneer, to CIT Bank, N.A., whose mailing address is 2900 Esperanza Crossing, Austin, TX 78758 for TWO HUNDRED FORTY-FOUR THOUSAND TWO HUNDRED TWO DOLLARS and 51/100 (\$244,202.51) bid by said purchaser, being the highest bid made for said premises at said auction, which was later assigned to Wells Fargo Bank, N.A., as Trustee for Riverview HECM Trust 2007-1 c/o CIT Bank, N.A. whose mailing address is 2900 Esperanza Crossing, Austin, TX 78758.

CIT Bank, N.A.

By: Carlee Hicks JAN 1 2 2018

Name: Carlee Hicks

Its: Assistant Secretary

STATE OF Texas

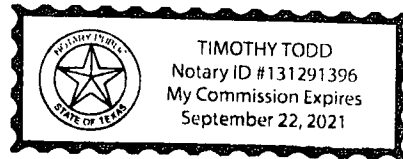
County of Travis  
JAN 1 2 2018, 2017

On this      day of JAN 1 2 2018, 2017, before me, the undersigned notary public, personally appeared Carlee Hicks, proved to me through satisfactory evidence of identification, which was Driver's License, to be the signer(s) of the attached document, and who swore or affirmed to me, under the penalties of perjury, that the contents of said document are truthful and accurate, to the best of his/her knowledge and belief, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Timothy Todd, (Affix Seal)  
Notary Public

Printed Name: Timothy Todd

My commission expires: SEP 22 2021



Denise M. Mize  
25 Kinsley Lane  
Mendon, MA 01756

25 KINSLEY LANE  
LEGAL NOTICE

22370  
16-11675

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE  
Premises: 25 Kinsley Lane, Mendon, Massachusetts By virtue and in execution of the Power of Sale contained in a certain mortgage given by Denise M Mize to Financial Freedom Senior Funding Corporation and now held by CIT Bank, N.A., said mortgage dated October 25, 2006, and recorded in the Worcester County (Worcester District) Registry of Deeds, in Book 40076 at Page 188, as affected by an Assignment of Mortgage dated September 25, 2009, and recorded with said Deeds in Book 44930 at Page 54, and as affected by an Assignment of Mortgage dated June 28, 2016, and recorded with said Deeds in Book 55615, Page 255, of which mortgage the undersigned is the present holder, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on November 22, 2017, at 1:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit: A certain tract or parcel of land, with the buildings thereon, situated near the central part of Mendon, Worcester County, Massachusetts, on the southerly said of Nipmuc Pond (so-called) being all the same premises conveyed by Ella G. Kinsley, Trustee to Fred A. Gibson et al. by deed dated June 27, 1900, recorded with Worcester District Deeds, Book 1699, Page 383, and bounded in said deed as follows: Beginning at a stake and stones that is situated S. 43° 10' E., 60.5 feet from a drill hole in a large rock at corner of land of E.F. Lilley, Thence S. 17° E., 51 feet to a stake and stones; Thence S. 11° W., 41.5 feet to a stake and stones; Thence N. 75 1/2° W., 127 feet to Nipmuc Pond; Thence on said Pond to a Maple tree; and Thence N. 79 1/2° E., 114 feet to place of beginning. Together with the right of passing and repassing over the grantors other land from the highway to said granted premises and over the same route as was granted to Dwight Russell et alii in deed from Elizabeth W. Taft recorded with Worcester District Deeds, Book 1102, Page 3. Also that the gate from the public highway shall be kept closed, and that the grantees, their heirs and assigns shall erect, and forever maintain a suitable fence around the granted premises. The description of the property contained in the mortgage shall control in the event of a typographical error in this publication. For Mortgage's Title, see

Deed dated July 19, 1978, and recorded in Book 6513 at Page 339 with the Worcester County (Worcester District) Registry of Deeds. TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described. TEN THOUSAND (\$10,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within forty five (45) days after the date of sale. Other terms to be announced at the sale. Marinosci Law Group, P.C. 275 West Natick Road, Suite 500 Warwick, RI 02886 Attorney for CIT Bank, N.A. Present Holder of the Mortgage Telephone: (401) 234-9200 MLG File No.: 16-11675

11/8

AD#13627743  
MDN 11/1, 11/8, 11/15/17

ATTEST: WORC. Anthony J. Violotti, Register