



2010 00021822

Bk: 45520 Pg: 114

Page: 1 of 5 03/03/2010 11:12 AM WD

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 03/03/2010 11:12 AM  
Ctrl# 091883 27799 Doc# 00021822  
Fee: \$957.60 Cons: \$210,000.00

**MASSACHUSETTS FORECLOSURE DEED BY CORPORATION**

U.S. Bank National Association, as Trustee

a national association duly established under the laws of the United States of America and having its usual place of business at U.S. Bancorp Center, 800 Nicollet Mall, Minneapolis, MN 55402

the current holder by assignment of a mortgage

from Paul T. Forgit and Maria L. Forgit

to Mortgage Electronic Registration Systems, Inc.

dated November 22, 2005 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 37925, Page 1

, by the power conferred by said mortgage and

every other power for TWO HUNDRED TEN THOUSAND AND 00/100 (\$210,000.00) DOLLARS

paid, grants to U.S. Bank National Association, as Trustee of U.S. Bancorp Center, 800 Nicollet Mall, Minneapolis, MN 55402, the premises conveyed by said mortgage.

Property Address: 16 Bates Street, Mendon, MA 01756

**WITNESS** the execution and the corporate seal of said national association this 20<sup>th</sup> day of February, 2010.

U.S. Bank National Association, as Trustee, by  
Wells Fargo Bank, N.A. as Attorney in Fact\*

By:   
Xee Moua, V. P. Loan Documentation /  
Attorney in Fact\*

\*For signatory authority, see Limited Power of Attorney recorded with the Worcester County  
(Worcester District) Registry of Deeds at Book 39499, Page 29.

**State of South Carolina**

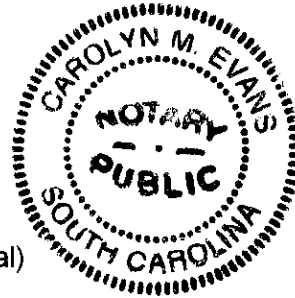
York, ss.


February 20, 2010

On this 20 day of February, 2010, before me, the undersigned notary public, personally  
appeared Xee Moua, 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 Attorney in Fact\*)

for U.S. Bank National Association, as Trustee )



 (Affix Seal)  
Notary Signature

My commission expires: 8/18/2019

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, Xee Moua, *V.P. of Loan Documentation*, of Wells Fargo Bank, N.A. as Attorney in Fact\* for U.S. Bank National Association, as Trustee 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 U.S. Bank National Association, as Trustee caused to be published on January 18, 2010, January 25, 2010 and February 1, 2010 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)

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 notice at the time and place therein appointed U.S. Bank National Association, as Trustee sold the mortgaged premises at public auction by John White, a duly licensed auctioneer, to U.S. Bank National Association, as Trustee for TWO HUNDRED TEN THOUSAND AND 00/100 (\$210,000.00) DOLLARS bid by U.S. Bank National Association, as Trustee, being the highest bid made therefor at said auction.

U.S. Bank National Association, as Trustee  
by Wells Fargo Bank, N.A. as Attorney in  
Fact\*

By: [Signature]  
Xee Moua, Vice President of Loan  
Documentation / ~~Attorney in Fact~~\*

\*For signatory authority, see Limited Power of Attorney recorded with the Worcester County  
(Worcester District) Registry of Deeds at Book 39499, Page 29.

**State of South Carolina**

York, ss.

February 19, 2010

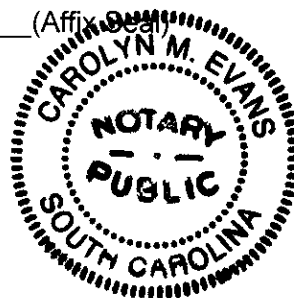
On this 19 day of February 2010, before me, the undersigned notary  
public, personally appeared Xee Moua, proved to me through satisfactory evidence of  
identification, which were personal knowledge (form of identification), to be the  
person whose name is signed on the preceding or attached document, 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 Attorney in Fact)

for U.S. Bank National Association, as Trustee )

Carolyn M. Evans  
Notary Signature

(Affix Seal)



My commission expires: 8/18/2018

# EXHIBIT A

16 BATES 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 Paul T. Forgit and Maria L. Forgit to Mortgage Electronic Registration Systems, Inc., dated November 22, 2005 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 37925, Page 1, of which mortgage U.S. Bank National Association, as Trustee 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 4:00 p.m. on February 9, 2010, on the mortgaged premises located at 16 Bates Street, Mendon, Worcester County, Massachusetts, all and singular the premises described in said mortgage.

**TO WIT:**

A CERTAIN PIECE OR PARCEL OF LAND KNOWN AS 16 BATES STREET, IN THE TOWN OF MENDON, COUNTY OF WORCESTER, AND STATE OF MASSACHUSETTS AND BEING MORE PARTICULARLY DESCRIBED IN A DEED RECORDED ON 04/03/03, IN BOOK 29561 AT PAGE 314 OF THE WORCESTER LAND RECORDS.

ASSESSOR'S TAX ID NUMBER:  
967

For mortgagor's(s) title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 29561, Page 314.

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 Five Thousand (\$5,000.00) Dollars by certified of 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  
Present holder of said mortgage

By Its Attorneys,  
HARMON LAW OFFICES, P.C.  
150 California Street  
Newton, MA 02458  
(617) 558-0500  
200801-2385 - YEL

AD#12154058  
MDN 1/18, 1/25, 2/1/10

ATTEST: WORC. Anthony J. Vigliotti, Register