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After Recording Return To: O'Connell, Flaherty & Attmore, LLC 71 Park Avenue, Suite C West Springfield, MA 01089

> MIN: 100046600001660159 MERS Ph.#: (888) 679 – 6377

ASSIGNMENT OF MORTGAGE MASSACHUSETTS

This ASSIGNMENT OF MORTGAGE from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.(MERS), whose address is PO Box 2026 Flint, MI 48501-2026, its successors and assigns, ("Assignor) to THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-4, whose address is c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, Florida, 33409, (Assignee) all its rights, title and interest in and to a certain mortgage duly recorded in the Office of the Public Records of WORCESTER County, State of MASSACHUSETTS, as follows;

Mortgagor: DONALD B. FALLON AND BRENDA J. FALLON

Mortgagee: WILMINGTON FINANCE, A DIVISION OF AIG FEDERAL SAVINGS BANK

Document Date: MAY 20, 2004

Amount: \$215,000.00

Recording Date: MAY 25, 2004 Instrument Number: 2004 00091958 Book/Volume/Docket/Liber: 33687

Page/Folio: 170

Property address: 47 CAPE ROAD, MENDON, MA

This Assignment is made without recourse, representation or warranty.

)ss.

IN WITNESS WHEREOF the Assignor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, the 03RD day of FEBRUARY, 2012.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)

BY:

NAME: Noemi Morales TITLE: Assistant Secretary

STATE OF FLORIDA

COUNTY OF PALM BEACH

Signed, sealed and delivered in the presence of:

Harrison Whittaker

Vanessa Pino

The foregoing instrument was acknowledged before me this 03RD day of FEBRUARY, 2012, by Noemi Morales, the Assistant Secretary at MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., on behalf of the corporation. He/She is personally known to me.

Notary Public – State of Florida Cory Messer



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