



Bk: 49851 Pg: 361

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MASSACHUSETTS FORECLOSURE DEED BY NATIONAL ASSOCIATION

PNC Bank, N.A.

a national association duly established under the laws of the United States of America and having its usual place of business at 3232 Newmark Drive, Miamisburg OH 45342

the current holder of a mortgage

from Louise Walenty

to National City Mortgage, a division of National City Bank

dated December 20, 2007 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 42230, Page 216

, by the power conferred by said mortgage and

every other power for ONE HUNDRED FIFTY-ONE THOUSAND SEVEN HUNDRED FIFTY-TWO AND 54/100 (\$151,752.54) DOLLARS

paid, grants to Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America of P.O. Box 650043, Dallas TX 75265-0043, the premises conveyed by said mortgage.

The grantee is exempt from paying the Massachusetts state excise stamp tax by virtue of 12 United States Code §1452(e), §1723, or §1825.

WITNESS the execution of said national association this day of 6 September 2012.

Property Address: 45 Cape Road, Mendon, MA 01756

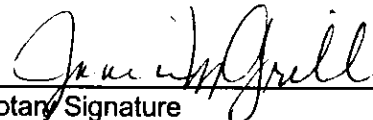
PNC Bank, N.A.

By: 
 Name: **Jennifer Hileman**
 Title: **Authorized Signer**

State of OhioMontgomery County, ss.September 6, 2012

On this 6th day of September 2012, before me, the undersigned notary public, personally appeared Jennifer Hileman, proved to me through satisfactory evidence of identification, which were driver's license (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 Authorized Signer (title)for PNC Bank, N.A.)


 Notary Signature

(Affix Seal)



JANICE M. GRILL
 NOTARY PUBLIC

MONTGOMERY COUNTY
 STATE OF OHIO

My Comm. Expires April 5, 2017

My commission expires: April 5, 2017

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, Aijer Roy, Esquire of Harmon Law Offices, PC as attorneys for PNC Bank, N.A., 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 PNC Bank, N.A. this office caused to be published on July 5, 2012, July 12, 2012 and July 19, 2012 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 PNC Bank, N.A. sold the mortgaged premises at public auction by Charles F. Cawley, a licensed auctioneer, to PNC Bank, N.A. for ONE HUNDRED FIFTY-ONE THOUSAND SEVEN HUNDRED FIFTY-TWO AND 54/100 (\$151,752.54) DOLLARS bid by PNC Bank, N.A., being the highest bid made therefore at said auction. Said bid was then assigned by PNC Bank, N.A. to Fannie Mae a/k/a Federal National Mortgage Association, as evidenced by an assignment of bid recorded herewith as Exhibit B.

By: 
Arjun R. J., Esquire

Commonwealth of Massachusetts

Middlesex, ss.

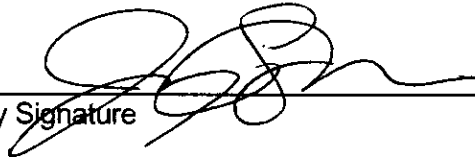
September 28, 2012

On this 28th day of September 2012, before me, the undersigned notary public,
 personally appeared Arjun Ray,
 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.

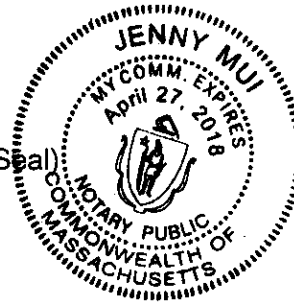
Capacity: (as _____)

for _____)

Notary Signature



(Affix Seal)

My commission expires: 4/27/2018

EXHIBIT

45 CAPE RD.

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 Louise Walenty to National City Mortgage, a division of National City Bank, dated December 20, 2007 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 42230, Page 216, of which mortgage PNC Bank, N.A. 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 12:00 p.m. on July 27, 2012, on the mortgaged premises located at 45 Cape Road, Mendon, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land and buildings thereon situated in the Town of Mendon, County of Worcester, Commonwealth of Massachusetts, being lot 9, as shown on a plan of land entitled "Plan of Lots in Mendon, Massachusetts, owned by Samuel H. and Rose Perron, November 21, 1947," recorded with the Worcester District Registry of Deeds in Plan Book 154, Plan 11, being more particularly bounded and described as follows:

Beginning at the northeasterly corner of the lot herein described, on the westerly line of said Highway and at the southeasterly corner of lot #10 on said plan;

THENCE S. 15° 57' 50" E., with the westerly line of said highway, 100 feet to the northeasterly corner of lot #8 on said plan;

THENCE S. 74° 02' 10" W., with said lot #8 on said plan, 150 feet to the land, now or formerly of Samuel H. and Rose Perron;

THENCE N. 15° 57' 50" W., with said Perron land, 100 feet to the southwesterly corner of said lot #10;

THENCE N. 74° 02' 10" E., with lot #10 on said plan, 150 feet to the point of beginning.

For mortgagor's(s') title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 3358, Page 559, affected by deed recorded in said Registry in Book 43179, Page 194.

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 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.

PNC Bank, N.A.
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.,
150 California Street
Newton, MA 02458
(617) 558-0500
201108-1075 - GRY

AD#12773093
MDN 7/5, 7/12, 7/19/12

AFFIDAVIT OF CONTINUING NOTEHOLDER STATUS

Property Address: 45 Cape Road Mendon, MA 01756

Re: Mortgage from Louise Walenty to National City Mortgage, a division of National
City Bank
dated December 20, 2007

recorded in Worcester County (Worcester District)
Registry of Deeds in Book 42230, Page 216.

Foreclosure Sale Date: July 27, 2012

I, the undersigned Cynthia Fletcher, being first duly sworn on
oath, depose and say:

1. I am employed as an Authorized Signer (title) by PNC Bank, N.A. I am
able to make this affidavit based on personal knowledge and a review of certain
records kept by PNC Bank, N.A in the ordinary course of business.
2. Based upon my review of the business records of PNC Bank, N.A., I certify that
as of the date notices of foreclosure sale were initially sent pursuant to Mass. Gen.
L. Chapter 244, Section 14, and at all times continuing through to the Foreclosure
Sale Date, the mortgagee was:

[] [Check One]

☒ the holder of the promissory note.

[] the authorized agent of the holder of said promissory note.

Signed under the pains and penalties of perjury this 8th day of October,
2012.

Cynthia Fletcher
 [Name] Cynthia Fletcher
 [Title] Authorized Signer
 [Mortgagee] PNC Bank, N.A.

State of Ohio

Montgomery County, ss.

October 8, 2012

On this 8th day of October 2012, before me, the undersigned notary public, personally appeared Cynthia Fletcher, proved to me through satisfactory evidence of identification, which were Ohio drivers license (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 Authorized Signer

for PNC Bank, NA)

Shaynea L. Mester

Notary Signature

My commission expires: 06-29-16



SHAYNEA L. MESTER, Notary Public
 In and for the State of Ohio
 My Commission Expires June 29, 2016

EXHIBIT "B"
ASSIGNMENT OF BID

Miamisburg (city), Ohio (state) September 11, 2012
Montgomery (county), ss.

For good and valuable consideration, I, **Kym Hutten** / *AUTHORIZED SIGNER* (name and title)
of PNC Bank, N.A. , hereby assign PNC Bank, N.A. 's bid and all of its right, title and interest in
and to and under a Memorandum of Sale of Real Property by Auctioneer, dated July 27, 2012 in
connection with premises situated at 45 Cape Road, Mendon, MA 01756 which is the subject of a
mortgage given by Louise Walenty to National City Mortgage, a division of National City Bank
dated December 20, 2007 and recorded with Worcester County (Worcester) Registry of Deeds
in Book 42230, Page 216 to:

Fannie Mae a/k/a

Federal National Mortgage Association

P.O. Box 650043, Dallas TX 75265-0043

This Assignment is made without recourse, and subject to all terms and conditions contained in
the said Memorandum of Sale, and Additional Terms, and Notices of Mortgagee's Sale of Real
Estate.

PNC Bank, N.A.

By: Kym Hutten
Name: Kym Hutten
Title: Authorized Signer

State of Ohio

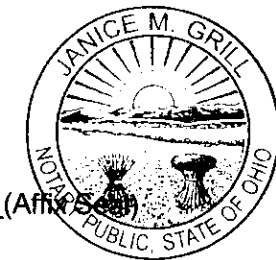
Montgomery (county), SS. September 11, 2012

On this 11th day of September 2012, before me, the undersigned notary public, personally appeared Kym Hutten, proved to me through satisfactory evidence of identification, which were driver's license, 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 Authorized Signer (title)

for PNC Bank, N.A.)

Janice M. Grill
Notary Signature



JANICE M. GRILL
NOTARY PUBLIC

MONTGOMERY COUNTY
STATE OF OHIO

My Comm. Expires April 5, 2017

My commission expires: April 5, 2017

201108-1075