



2018 00105361

Bk: 59502 Pg: 333

Page: 1 of 3 10/03/2018 03:04 PM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/03/2018 03:04 PM
Cnt# 188342 24290 Doc# 00105361
Fee: \$1,035.12 Cons: \$226,829.65

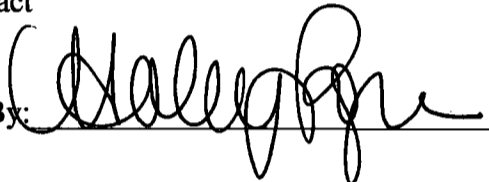
FORECLOSURE DEED

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, with an address of c/o Selene Finance LP, 9990 Richmond, Suite 100, Houston, TX 77042, the present holder of a mortgage from Laura Chang to Bank of America, N.A. dated November 30, 2007 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 42127, Page 64 by the power conferred by said mortgage and by every other power, for TWO HUNDRED TWENTY-SIX THOUSAND EIGHT HUNDRED TWENTY-NINE DOLLARS AND 65/100 (\$226,829.65) paid, grants to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, with an address of c/o Selene Finance LP, 9990 Richmond, Suite 100, Houston, TX 77042, the premises conveyed by said mortgage.

Executed as a sealed instrument this 25th day of September, 2018.

See Limited Power of Attorney recorded with the Worcester County (Worcester District) Registry of Deeds at Book 55318, Page 117.

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust By Selene Finance LP, as attorney in fact

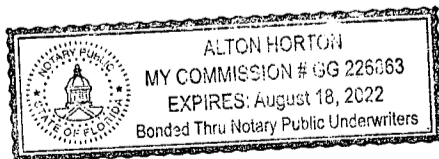
By: 

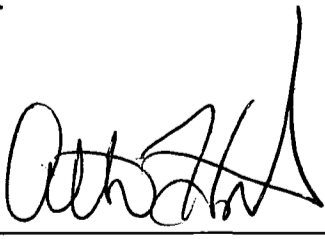
Name: Haley Pope

Title: Foreclosure Manager

STATE OF Florida
Duval, SS

On this 25 day of September, 2018, before me, the undersigned Notary Public, personally appeared Haley Pope of Selene Finance LP, as attorney in fact for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, who is either personally known to me, or proved to me through satisfactory evidence of identification, to be the person who signed the preceding or attached document, and acknowledged to me that he/she executed the same for its stated purpose as the free act and deed of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust.




Alton Horton, Notary Public
My Commission Expires: 8-18-2022

Return to:
Orlans PC
P.O. Box 5041
Troy, MI 48007
File Number: 17-005290/579/FORD_DR

RE: 93 Providence Street, Mendon, MA 01756

RE: 93 Providence Street, Mendon, MA 01756

Affidavit of Sale

I, Jamie Welch Esq., Employee, Authorized Signatory, Real Property of Orlans PC, duly authorized under a certificate of authorization as attorney for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust ("Lender") named in the foregoing deed, make oath and say that the principal, interest and other obligations mentioned in mortgage from above referred to were not paid or tendered or performed when due or prior to the sale, and that this office caused to be published on the 28th day of August, 2018, on the 4th day of September, 2018 and on the 11th day of September, 2018, in the Milford Daily News, a newspaper with general circulation in Mendon, a copy of which is attached hereto as Exhibit A.

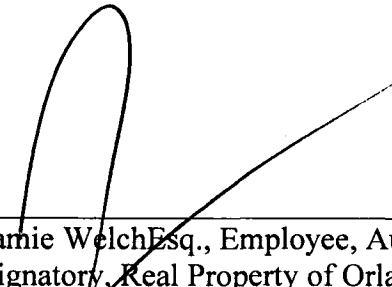
This office has complied with Chapter 244, Section 14 of Massachusetts General Laws, as amended, by mailing the required notices by certified mail, return receipt requested.

This office has complied with Chapter 209, Section 18.21A of Code of Massachusetts Regulations, as amended, by mailing the required certification and supporting documentation by certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed, the Lender sold the mortgaged premises at public auction by Patricia Kilcullen, a licensed auctioneer, of Towne Auction Company LLC, to the highest bidder Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, with an address of c/o Selene Finance LP, 9990 Richmond, Suite 100, Houston, TX 77042, for the sum of TWO HUNDRED TWENTY-SIX THOUSAND EIGHT HUNDRED TWENTY-NINE DOLLARS AND 65/100 (\$226,829.65) paid, being the highest bid made therefor at said auction.

See Certificate of Authorization recorded herewith.

For signatory authority, see Delegation of Authority and Appointment recorded with the Plymouth County Registry of Deeds at Book 50285, Page 215.

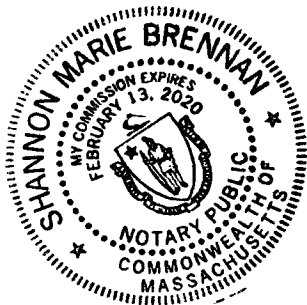



Jamie Welch Esq., Employee, Authorized Signatory, Real Property of Orlans PC

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this 2nd day of October, 2018, before me, the undersigned Notary Public, personally appeared, Jamie Welch Esq., Employee, Authorized Signatory, Real Property of Orlans PC, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of this document are truthful and accurate to the best of his/her knowledge and belief.





Shannon Marie Brennan, Notary Public
My Commission Expires: 2/13/20

Return to:
Orlans PC
P.O. Box 5041
Troy, MI 48007
File Number: 17-005290/579/FORD_DR

EXHIBIT "A"

ATTACHED TO AND FORMING A PART OF THE FORECLOSURE DEED
FOR PROPERTY AT 93 PROVIDENCE STREET, MENDON, MA 01756

93 PROVIDENCE ST.

**LEGAL NOTICE
MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Laura Chang to Bank of America, N.A., dated November 30, 2007 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 42127, Page 64, subsequently assigned to Federal National Mortgage Association by Countrywide Home Loans, Inc. by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 48186, Page 191, subsequently assigned to Federal National Mortgage Association by Bank of America, N.A. by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 54242, Page 93, subsequently assigned to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust by Federal National Mortgage Association by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 58776, Page 302 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 10:00 AM on September 18, 2018 at 93 Providence Street, Mendon, MA, all and singular the premises described in said Mortgage, to wit:

The land in Mendon, Worcester County, Massachusetts with the buildings situated thereon, on the Westerly side of Providence Road and on the northerly side of Old Road, bounded and described as follows: Beginning: At the Southeasterly corner of the premises herein described at the intersection of the Northerly line of said Old Road and Westerly line of said Providence Road, which line is the location line of the 1953 Layout: said point of beginning being 12.29 feet measured S. 34° 12' 20" E. From a Worcester County Highway bound; Thence: S. 52° 38' 37" W, with said Old Road, 138 feet to a drill hole in stone at end of wall; Thence: S. 56° 24' 41" W. with Said Old Road, 259 Feet to drill hole. in stone at beginning of said wall; Thence: S. 68° 19' 41" W. with said Old Road, 76.39 feet to drill hole in stone at corner of Walls; Thence: N. 28° 59' 55" W. with stone wall and land now or formerly of one Seibert, 146.19 feet to drill hole in stone at corner of walls; Thence: N. 64° 38' 47" E. with wall and said Seibert land 191 Feet to a point; Thence: N. 61° 35' 59" E. with said wall and said Seibert land 103.88 feet to a point; Thence: N. 65° 17' 42" E. with wall and said Seibert land, 170.87 feet to Westerly location line of said Providence Road; Thence S. 33° 00' 35" E. with said Providence Road, 77 feet to said W.C.H.B.; Thence: S. 34° 12' 20" E. with said Providence Road to the point of beginning. For title see Book 42127 Page 56.

For informational purposes only reference is made to Plan Book 237, Plan 29 and to notice of approved septic system recorded at Book 42459 Page 246.

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. **TIME WILL BE OF THE ESSENCE.**

Other terms, if any, to be announced at the sale.

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust,
not individually but as trustee for Pretium Mortgage Acquisition Trust

Present Holder of said Mortgage,
By Its Attorneys,
ORLANS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
17-005290

AD#13718565
MDN 8/28, 9/4, 9/11/18

Return to:
Orlans PC
P.O. Box 5041
Troy, MI 48007
File Number: 17-005290/579/FORD_DR

ATTEST: WORC. Anthony J. Vigliotti, Register

RE: 93 Providence Street, Mendon, MA 01756