

MASSACHUSETTS FORECLOSURE DEED BY CORPORATION

Wells Fargo Bank, N.A., at 3476 Stateview Blvd., Fort Mill, SC 29715
a national association duly established under the laws of the United States of America

the current holder of a mortgage *at Document 66700 Ctf 12959*

from John P. Carrabba

to North American Mortgage Company

dated February 24, 1998, by the power conferred by said mortgage and every other power for
TWENTY-SIX THOUSAND DOLLARS AND 00/100 (\$26,000.00) paid, grants to Julie Coffin, 3
Old Sawmill Road, Mendon, MA 01756, the premises conveyed by said mortgage.

Wells Fargo Bank, N.A.

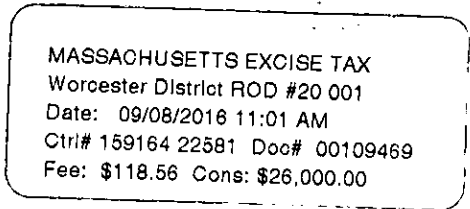
[Signature]

Latoya Smith Ussery
Vice President Loan Documentation
Wells Fargo Bank, N.A.
08/16/2016

RE: 39 Hartford Avenue, Mendon, Massachusetts 01756

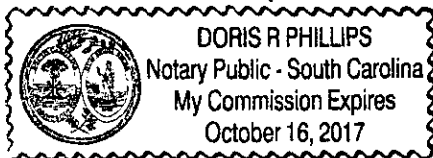
State of South Carolina

County of York



The foregoing instrument was acknowledged before me this **August 16, 2016** by Latoya
Smith Ussery Vice President Loan Documentation; on behalf of Wells Fargo Bank, N.A., a national
banking association. Latoya Smith Ussery [] is personally known to me or [X] produced satisfactory
evidence of identification.

Notary Public *[Signature]*
My commission expires *10/16/2017*



MS

Affidavit of Sale

I, Jody DiGiacomandrea, Esq., Employee, Authorized Signatory, Real Property of Orleans Moran PLLC, Attorney in Fact for Wells Fargo Bank, N.A., ("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 15th day of July, 2016, on the 22nd day of July, 2016 and on the 29th day of July, 2016, in the Milford Daily News, a newspaper with general circulation in Mendon, a copy of which is attached hereto as Exhibit A.

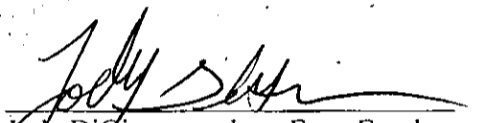
This office has complied with Chapter 244, Section 14 of Massachusetts General Laws, as amended, by mailing the required notices by certified mail, return receipt requested.

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 Julie Coffin, 3 Old Saw Mill Road, Mendon, MA 01756 for the sum of TWENTY-SIX THOUSAND DOLLARS AND 00/100 (\$26,000.00), paid, being the highest bid made therefor at said auction.

See Power of Attorney recorded herewith.

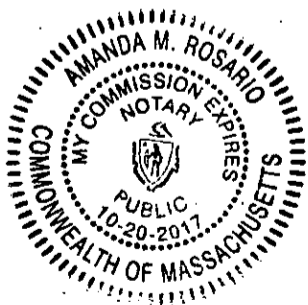
For signatory authority, see Delegation of Authority and Appointment registered with the Suffolk County District of the Land Court at Document Number 857827.

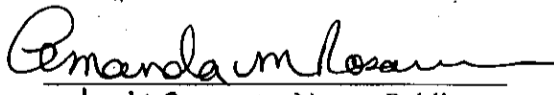

 Jody DiGiacomandrea, Esq., Employee,
 Authorized Signatory, Real Property of
 Orleans Moran PLLC.

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this 26th day of August, 2016, before me, the undersigned Notary Public, personally appeared Jody DiGiacomandrea, Esq., Employee, Authorized Signatory, Real Property, of Orleans Moran PLLC, 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 the document are truthful and accurate to the best of his/her knowledge and belief.




 Amanda M. Rosario, Notary Public
 My Commission Expires: 10/20/17

Return to:
 Orleans Moran PLLC
 P.O. Box 5041
 Troy, MI 48007
 File Number: 15-009196/306/MISC

046-MA-V5

EXHIBIT "A"

ATTACHED TO AND FORMING A PART OF THE FORECLOSURE DEED
FOR PROPERTY AT 39 Hartford Avenue, Mendon, MA 0175639 HARTFORD AVENUE,
MENDON**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 John P. Carrabba to North American Mortgage Company, dated February 24, 1998, and Registered in Worcester County (Worcester District) Registry District of the Land Court as Document Number 66700, noted on Certificate of Title Number 12959, subsequently assigned to Mortgage Electronic Registration Systems, Inc as nominee for PNC Mortgage Corporation of America, its successor, and assigns by North American Mortgage Company by assignment Registered in Said registry District of the Land Court as Document Number 73651 as noted on Certificate 12959 and subsequently assigned to Wells Fargo Bank, N.A. by Mortgage Electronic Registration Systems, Inc as nominee for PNC Mortgage Corporation of America, its successor and assigns by assignment Registered in Said registry District of the Land Court as Document Number 102844 as noted on Certificate 12959, of which Mortgage the undersigned is the present holder for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 9:00 AM on August 5, 2016, at 39 Hartford Avenue, Mendon, MA, all and singular the premises described in said Mortgage, to wit:

Exhibit "A" That certain parcel of land situated in Mendon in the County of Worcester and said Commonwealth, bounded and described as follows: Southwesterly by the northeasterly line of Way -1 one hundred thirty-two (132) feet; Northwesterly by land now or formerly of Louis Sabatinelli et al, one hundred sixty seven (167) feet; Northeasterly by land now or formerly of Gilbert P. Powell et al forty eight (48) and Southeasterly by land now or formerly of Harold F. Collin, one hundred twenty four and 32/100 (124.32) feet. All of said bound-

aries are determined by the Court to be located as shown on a plan drawn by Barnes Engineering Company, Inc, Surveyors, dated May 3, 1976, as modified and approved by the Court filed with the original certificate of Title No. 9114. Said premises are conveyed subject to and with the benefit of easements, reservations, restrictions and rights of way record so far as the same are now in force and applicable.

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, liens, attorney's fees and costs pursuant to M.G.L.Ch.183A, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession.

Return to:
Orlans Moran PLLC
P.O. Box 5041
Troy, MI 48007
File Number: 15-009196/306/MISC

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.

Wells Fargo Bank, N.A.

Present Holder of said Mortgage,
By Its Attorneys,
ORLANS MORAN PLLC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
15-009196

AD#13453569

MDN 7/15, 7/22, 7/29/16