

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

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### MASSACHUSETTS EXCISE TAX

Worcester District ROD #20 001

Date: 12/23/2019 02:45 PM

Ctrl# 204918 01980 Doc# 00140265

Fee: \$1,527.60 Cons: \$335,000.00

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Worcester South District Registry of Deeds  
Kathryn A. Toomey, Register  
90 Front St  
Worcester, MA 01608  
(508) 798-7717

## FORECLOSURE DEED

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, with an address of c/o Caliber Home Loans, Inc., 13801 Wireless Way, Oklahoma City, OK 73134, the present holder of a Mortgage from Peter K. Scott to Mortgage Electronic Registration Systems, Inc., as nominee for Indymac Bank, F.S.B., a federally chartered Savings Bank, its successors and assigns dated October 26, 2006 ("Mortgage") and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 40093, Page 25 by the power conferred by said mortgage and by every other power, for THREE HUNDRED THIRTY-FIVE THOUSAND DOLLARS AND 00/100 (\$335,000.00) paid, grants to Rte. 85 Realty Corp., with an address of P.O. Box 444, 8 Uxbridge Road, Mendon, MA, 01756, the premises conveyed by said mortgage.

Executed as a sealed instrument this 17<sup>th</sup> day of December, 2019.

See Power of Attorney recorded herewith U.S. Bank Trust, N.A., as Trustee for  
LSF9 Master Participation Trust  
By Orleans PC, Its Attorney in-Fact

For signatory authority, see Delegation of Authority and Appointment recorded with the Worcester County (Worcester District) Registry of Deeds at Book 60046 Page 95 By: Jamie Welch, Esq., Employee, Authorized Signatory, Real Property of Orleans PC

## COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this 17<sup>th</sup> day of December, 2019, before me, the undersigned Notary Public, personally appeared, Jamie Welch, Esq., Employee, Authorized Signatory, Real Property, of Orleans PC, as Attorney-in-fact for U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation 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 U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust.



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

## Affidavit of Sale

I, Jamie Welch, Esq., Employee, Authorized Signatory, Real Property of Orlans PC, as attorney for U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation 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 30th day of October, 2019, on the 6th day of November, 2019 and on the 13th day of November, 2019, 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 Benedicta Raia, a licensed auctioneer, of Towne Auction Company LLC, to the highest bidder Jack Meehan, with an address of 60 Causeway Street, Millis, MA 02054, for the sum of THREE HUNDRED THIRTY-FIVE THOUSAND DOLLARS AND 00/100 (\$335,000.00) paid, being the highest bid made therefor at said auction.

Said bid was then assigned to Rte. 85 Realty Corp., as evidenced by Assignment of Bid recorded herewith as Exhibit B.

See Power of Attorney recorded herewith

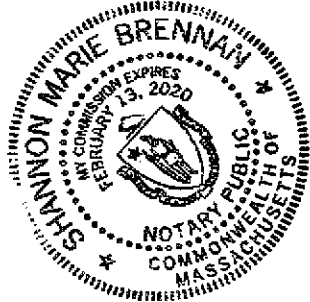
For signatory authority, see Delegation of Authority and Appointment recorded with the Worcester County (Worcester District) Registry of Deeds at Book 60046 Page 95

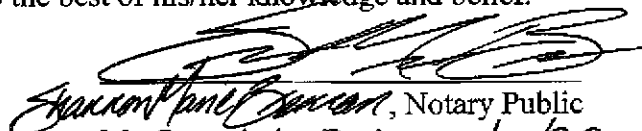
  
 Jamie Welch, Esq., Employee, Authorized Signatory, Real Property of Orlans PC

## COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this 17<sup>th</sup> day of December, 2019, 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: 17-015750/676/FORD\_DR

RE: 29 Hartford Avenue a/k/a 29 Hartford Avenue West, Mendon, MA 01756

**EXHIBIT "A"**

ATTACHED TO AND FORMING A PART OF THE FORECLOSURE DEED  
FOR PROPERTY AT 29 HARTFORD AVENUE A/K/A 29 HARTFORD AVENUE  
WEST, MENDON, MA 01756

**Legal Notices**

29 HARTFORD AVE.

**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 Peter K. Scott to Mortgage Electronic Registration Systems, Inc., as nominee for Indymac Bank, F.S.B., a federally chartered Savings Bank, its successors and assigns, dated October 26, 2006 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 40093, Page 25, subsequently assigned to IndyMac Federal Bank, F.S.B. successor in interest to IndyMac Bank, F.S.B. by Mortgage Electronic Registration Systems, Inc. by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 45452, Page 149, subsequently assigned to OneWest Bank, FSB by FDIC as Receiver for IndyMac Federal Bank, F.S.B. and as Receiver for IndyMac Bank, F.S.B. by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 45452, Page 150, subsequently assigned to Ocwen Loan Servicing, LLC by OneWest Bank N.A. F/K/A OneWest Bank, FSB by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 53252, Page 364, subsequently assigned to Federal National Mortgage Association by Ocwen Loan Servicing, LLC by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 54169, Page 331, subsequently assigned to U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust by Federal National Mortgage Association by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 60817, Page 149 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 November 20, 2019 at 29 Hartford Avenue a/k/a 29 Hartford Avenue West, Mendon, MA, and singular the premises described in said Mortgage, to wit:

**Parcel I**

The land in said Mendon, on the northerly side Hartford Avenue, West, and bounded and described as follows:  
Beginning at a W.C.H. Bnd, on the northerly side of Hartford Avenue, West, at land now or formerly of John A. Orlando, Jr.;  
Thence N. 04° 20' 10" E., 150.00 feet to a point;  
Thence S. 72° 33' 39" E., 188.00 feet to an iron pipe, the last lines being by land now or formerly of said John A. Orlando, Jr.;  
Thence N. 01° 45' 43" E., 836.03 feet by land now or formerly of Marion Turner to a drill hole in field stone;  
Thence N. 02° 23' 27" E., 380.65 feet by land of Sam W. Wood, now or formerly, to a field stone bound;  
Thence N. 01° 43' 35" E., 286.31 feet to a drill hole in a stone;  
Thence S. 75° 11' 18" W., 860.42 feet by other land of these grantors; hereinafter described; to drill hole in ledge;  
Thence S. 03° 38' 01" E., by land of Malvina Roy, now or formerly, 511.50 feet to an iron pipe;  
Thence S. 68° 20' 00" W., 561.00 feet to an iron pipe;  
Thence S. 21° 30' 18" E., 48.00 feet to a pipe set in concrete;  
Thence S. 32° 08' 18" E., 71.20 feet to field stone bound, the last two courses being by land of John M. Grady, et ux, now or formerly and land now or formerly of Harold P. Collins;  
Thence S. 19° 49' 42" E., 449.00 feet by said Collins land, and land now or formerly of Ronald J. Dunlop and Lillian Garelick, et al. to a lead plug in concrete on the northerly side of Hartford Avenue, West;

Thence S. 80° 37' 00" E. 233.33 feet to a W.C.H. Bnd.;  
Thence by a curve to the left, radius 1967.00 feet to a curved distance of 157.06 feet to another W.C.N. Bnd.;  
Thence S. 85° 11' 30" E., 278.85 feet to a point;  
Thence by a curve to the right, radius 833.00 feet for a curved distance of 248.33 feet to the point of beginning, the last four courses being by the northerly side of Hartford Avenue, West. Containing 31.81 acres, more or less, according to Plan of Land in Mendon, Mass, owned by Gilbert P. & Judith A. Powell, March 22, 1982 by Shea Engineering & Surveying Company, recorded Plan Book 498, Plan 34.

Subject to New England Power Service CO. easement over the southeasterly corner of the premises to maintain lines and pole through the premises.

**Parcel II**

Eight (8) acres of land, more or less, on the northerly side of Hartford Avenue to the rear of Parcel I, which premises are described in deed of Lucy A. Darling, recorded in Book 1054, Page 291, of the Worcester District Registry of Deeds and are referred to in paragraph 3 of deed to Carl W. Taft, dated October 15, 1921, recorded Book 2256, Page 41.

**Parcel III**

Ten (10) acres of land, more or less, on the northerly side of Hartford Avenue situate to the rear of premises described as Parcel II herein, which premises are referred to in paragraph 2 in deed to

Carl W. Taft, dated October 15, 1921, recorded with the Worcester District Registry of Deeds, Book 2256, Page 41.

All three parcels subject to a taking by the Town of Mendon recorded in Book 10619, Page 215 on July 9, 1987 and any other easements of record which may be applicable and in effect.

For Title see Deed dated December 14, 1989, and recorded at said Deeds in Book 12523, Page 247.

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.

U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

Present Holder of said Mortgage,  
By Its Attorneys,  
ORLAND PC  
PO Box 540540  
Waltham, MA 02454  
Phone: (781) 790-7800  
17-015750

Return to:  
Orland PC  
P.O. Box 5041  
Troy, MI 48007  
File Number: 17-015750/676/FORD\_DR

AD#13843421  
MDN 10/30, 11/6, 11/13/19

ATTEST: WORC Kathryn A. Toomey, Register

RE: 29 Hartford Avenue a/k/a 29 Hartford Avenue West, Mendon, MA 01756