



Bk: 61837 Pg: 161  
Page: 1 of 6 02/03/2020 09:47 AM WD

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 02/03/2020 09:47 AM  
Ctrl# 206072 08235 Doc# 00011142  
Fee: \$275.88 Cons: \$60,240.00

**MASSACHUSETTS FORECLOSURE DEED BY CORPORATION**

**Wilmington Trust, National Association, as successor Trustee for Citibank, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HES**

a National Association duly established under the laws of the United States of America and having its usual place of business at c/o Nationstar Mortgage, LLC d/b/a Mr. Cooper, 8950 Cypress Waters Boulevard, Coppell, Texas 75019, holder of a mortgage

From: Dorothy M. McDermott

To: Mortgage Electronic Registration Systems, Inc., as Mortgage, as nominee for AEGIS Lending Corporation

Dated: June 26, 2006, and recorded with the Worcester County (Southern District) Registry of Deeds, in Book 39289, Page 102, of which Mortgage the Undersigned is present holder by assignment

by the power conferred by said mortgage and every other power, for **SIXTY THOUSAND TWO HUNDRED FORTY Dollars and 00/100 (\$60,240.00)** paid, grants to:

**On the Flip Side LLC**

with a place of business and mailing address of 73 Carole Lane, Whitinsville, MA 01588, the premises conveyed by said mortgage to wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

Property Address: 1 Western Circle Avenue, Mendon, MA 01756

Witness the execution and the seal of said National Association this 30th day of December, 2019.

Wilmington Trust, National Association, as successor Trustee for Citibank, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE5 by Nationstar Mortgage, LLC d/b/a Mr. Cooper as attorney-in-fact\*

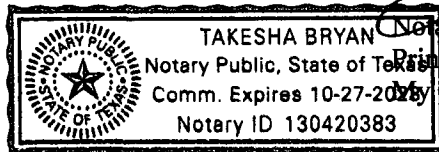
By: [Signature] 12-30-19  
Name: April Hawkins  
Title: Document Execution Associate

\*For signatory authority, see Limited Power of Attorney recorded with Worcester County (Worcester District) Registry of Deeds in Book 52845, Page 326.

State of TEXAS  
DENTON, ss.

December 30, 2019.

On this 30th day of December, 2019, before me, the undersigned notary public, personally appeared April Hawkins, Document Execution Associate (name & title), proved to me through satisfactory evidence of identification, which was  personal knowledge or  N/A (form of identification), to be the person whose name is signed on the proceeding or attached document, and who acknowledged he/she signed it voluntarily for its stated purpose on behalf of **Wilmington Trust, National Association, as successor Trustee for Citibank, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE5** and the execution of said document was the free act and deed of **Wilmington Trust, National Association, as successor Trustee for Citibank, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE5** by Nationstar Mortgage LLC d/b/a Mr. Cooper as Attorney in Fact.



[Signature]  
Notary Public  
Printed Name: Takesha Bryan  
Comm. Expires: 10-27-23

File No.: 18-16310

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 thereof, 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.

**Exhibit "A"**

Property Address: 1 Western Circle Avenue, Mendon, MA 01756

Property Address: 1 Western Circle Avenue, Mendon, Massachusetts 01756

The land in Mendon, Worcester County, Massachusetts, with all the buildings and other improvements thereon, situated on the Northwesterly side of West Circle Avenue, a street off of the westerly side of North Avenue, bounded and described as follows:

BEGINNING at a point on the northwesterly side of West Circle S. 62 degrees 30' W. 116 feet westerly from the westerly side of North Avenue;

THENCE N. 27 degrees 30' W., 68 feet along the land now or formerly of James W. Hutchinson, et ux, to a point at land now or formerly of Rondeau;

THENCE southwesterly 55 feet to a point;

THENCE northwesterly 44 feet, more or less, to a stone wall at land now or formerly of Frank M. Aldrich;

THENCE southwesterly along said stone wall, 104 feet to land now or formerly of William H. Casey;

THENCE southeasterly by said Casey land, 108 feet to the northwesterly side of West Circle Avenue;

THENCE northeasterly 54 feet to a point;

THENCE easterly 6 feet to a point; and

THENCE easterly 55 feet to the place of beginning, the last three (3) courses being by the northwesterly side of West Circle Avenue.

Together with the right to pass and repass with vehicles or otherwise northeasterly from the granted premises over West Circle Avenue, 40 feet wide and 231 feet long to said North Avenue. For plan of land see Plan Book 201, Plan 73.

Being the same premises conveyed to the herein named mortgagor (s) by deed recorded with Worcester South Registry of Deeds in Book 19257, Page 61.

**AFFIDAVIT**

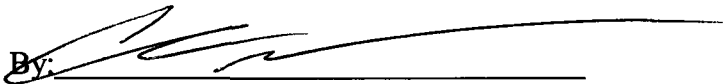
I, Christopher A. Razzino, Esq. of Brock & Scott, PLLC, as attorneys for Wilmington Trust, National Association, as successor Trustee for Citibank, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE5, named in the foregoing deed, make oath and say that the principal and interest obligation mentioned in the mortgage above referred to was not paid or tendered or performed when due or prior to the sale, and that on behalf of Wilmington Trust, National Association, as successor Trustee for Citibank, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE5 this office caused to be published on September 24, 2019, October 1, 2019 and October 8, 2019 in the The Milford Daily News, a newspaper published or by its title page purporting to be published in Mendon, Worcester County, Massachusetts and having a circulation in the City of Mendon, a notice of which the following is a true copy:

**See Exhibit "A" attached hereto and incorporated herein by reference**

This office also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended, and 26 U.S.C.A. Section 7425(c) of the Internal Revenue Code (if applicable) by mailing the required notices by certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed, to wit, October 24, 2019 at 11:00AM where and when Wilmington Trust, National Association, as successor Trustee for Citibank, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE5 caused to be sold the mortgaged premises at public auction by Matthew J. Katz, a duly licensed auctioneer to the highest bidder being David Claro for **SIXTY THOUSAND TWO HUNDRED FORTY Dollars and 00/100 (\$60,240.00).**

**Said bid was then assigned by David Claro to On the Flip Side LLC with an address of 73 Carole Lane, Whitinsville, MA 01588 as evidenced by the Assignment of Bid to be recorded herewith.**


By: 

Name: Christopher A. Razzino, Esq.

State of Rhode Island  
Providence, ss.

January 8, 2020

Then personally appeared the above named Christopher A. Razzino, Esq. proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on this document, and who swore or affirmed to me that the contents of this document are truthful and accurate to the best of his knowledge and belief.

  
Notary Public  
Printed Name: NICOLE AMANDA BAPPOPORT  
My Comm. Expires: STATE OF RHODE ISLAND  
MY COMMISSION EXPIRES 10/11/2020

File No.: 18-16310

File No.: 18-16310

Property Address: 1 Western Circle Avenue, Mendon, MA 01756

**Exhibit "A"****MILFORD DAILY NEWS****1 WESTERN CIRCLE AVE.****LEGAL NOTICE  
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE**

Premises: 1 Western Circle Avenue, Mendon, MA 01756

By virtue and in execution of the Power of Sale contained in a certain mortgage given by ~~Dorothy M. McDonnell~~ to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for AEGIS Lending Corporation, and now held by Wilmington Trust, National Association, as successor Trustee for Citibank, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE5, said mortgage dated June 26, 2006 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 39289, Page 102, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as nominee for AEGIS Lending Corporation to Citibank N.A. as Trustee for the MLMI Trust Series 2006-HE5 by assignment dated August 28, 2009 and recorded with said Registry of Deeds in Book 44890, Page 163; said mortgage was assigned from Citibank N.A. as Trustee for the MLMI Trust Series 2006-HE5 to Wilmington Trust National Association, as successor Trustee to Citibank N.A. as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006 HE5 by assignment dated August 23, 2016 and recorded with said Registry of Deeds in Book 55905, Page 307; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on October 24, 2019 at 11:00AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

**Property Address: 1 Western Circle Avenue, Mendon, Massachusetts 01756**

**The land in Mendon, Worcester County, Massachusetts, with all the buildings and other improvements thereon, situated on the Northwestern side of West Circle Avenue, a street off of the westerly side of North Avenue, bounded and described as follows:**

**BEGINNING at a point on the northwesterly side of West Circle S. 62 degrees 30' W. 116 feet westerly from the westerly side of North Avenue;**

**THENCE N. 27 degrees 30' W., 68 feet along the land now or formerly of James W. Hutchinson, et ux, to a point at land now or formerly of Rondeau;**

**THENCE southwesterly 55 feet to a point;**

**THENCE northwesterly 44 feet, more or less, to a stone wall at land now or formerly of Frank M. Aldrich;**

**THENCE southwesterly along said stone wall, 104 feet to land now or formerly of William H. Casey;**

**THENCE southeasterly by said Casey land, 108 feet to the northwesterly side of West Circle Avenue;**

**THENCE northeasterly 54 feet to a point;**

**THENCE easterly 6 feet to a point; and**

**THENCE easterly 55 feet to the place of beginning, the last three (3) courses being by the northwesterly side of West Circle Avenue.**

**Together with the right to pass and repass with vehicles or otherwise northeasterly from the granted premises over West Circle Avenue, 40 feet wide and 231 feet long to said North Avenue. For plan of land see Plan Book 201, Plan 73.**

**Being the same premises conveyed to the herein named mortgagor (s) by deed recorded with Worcester South Registry of Deeds in Book 19257, Page 61.**

**The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.**

For Mortgagor's Title see deed dated October 15, 1997 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 19257, Page 61.

**TERMS OF SALE:** Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

**FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.**

Other terms to be announced at the sale.

Brock & Scott, PLLC  
1080 Main Street, Suite 200  
Pawtucket, RI 02860

Attorney for Wilmington Trust, National Association, as successor Trustee for Citibank, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE5  
Present Holder of the Mortgage  
401-217-8701

AD#13834511

MDN 9/24, 10/1, 10/8/19

**1181630 FOOT (3)**

**ASSIGNMENT OF BID**

Worcester, ss:

November 21, 2019

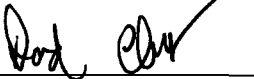
For good and valuable consideration the undersigned,

**David Claro  
51 Camp Street  
Milford, MA 01757**

hereby **ASSIGNS** its bid and all of its right, title and interest in and to and under a Memorandum of Sale of Real Property by Matthew Katz, a duly licensed auctioneer of Landmark Auction Company, dated October 24, 2019, in connection with premises situated at 1 Western Circle Avenue, Worcester County, State of Massachusetts, which is the subject of a mortgage given by Dorothy M. McDermott TO Mortgage Electronic Registration Systems, Inc. as nominee for AEGIS Lending Corporation dated June 26, 2006, and recorded in the Worcester County (Worcester District) Registry of Deeds, in Book 39289, Page 102 to:

**ON THE FLIP SIDE LLC  
73 Carole Lane  
Whitinsville, MA 01588**

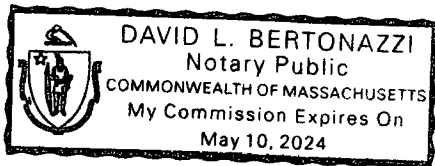
This Assignment is made without recourse, and subject to all terms and conditions contained in the said Memorandum of Sale, and Additional Terms, and Notices of Mortgagee's Sale of Real Estate.

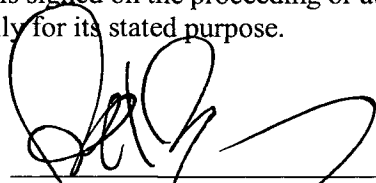
  
\_\_\_\_\_  
David Claro

**COMMONWEALTH OF MASSACHUSETTS**

Worcester, ss.

On this 21<sup>st</sup> day of November, 2019, before me, the undersigned notary public, personally appeared David Claro, proved to me through satisfactory evidence of identification, which was personal knowledge of his identity, to be the person whose name is signed on the proceeding or attached document, and who acknowledged he signed it voluntarily for its stated purpose.



  
\_\_\_\_\_  
David L. Bertonazzi, Notary Public  
My Commission Expires: 05/10/2024