



2014 00012824

Bk: 52034 Pg: 266

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### MASSACHUSETTS FORECLOSURE DEED BY CORPORATION

JP Morgan Chase Bank, National Association successor by merger to Chase Home Finance, LLC

a national association duly established under the laws of the United States of America and having its usual place of business at 1111 Polaris Parkway, Columbus, OH 43240

the current holder by assignment of a mortgage

from Ross R. Rhodes a/k/a Ross Rhodes, and Tracey L. Rhodes

to Mortgage Electronic Registration Systems, Inc.

dated October 9, 2008 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 43459, Page 175

, by the power conferred by said mortgage and

every other power for THREE HUNDRED THIRTEEN THOUSAND THIRTY-FIVE AND 64/100 (\$313,035.64) 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 PO 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), §1723a, or §1825.

Property Address: 131 Millville Road, Mendon, MA 01756

**WITNESS** the execution and corporate seal of said national association this 8  
day of Oct, 2013

JP Morgan Chase Bank, National Association  
successor by merger to Chase Home Finance, LLC

By: Teresa E. Grace 10-8-13

Name: Teresa E Grace

Title: Vice President

State of Ohio

Franklin County, ss. 10-8-2013  
On this 8 day of Oct 2013, before me, the undersigned notary public,  
personally appeared Teresa E Grace (name), 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, and  
acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

Capacity: (as Vice President (title)

for JP Morgan Chase Bank, National Association successor by merger to Chase Home  
Finance, LLC )

Barbara J. Crowl  
Notary Signature Barbara J. Crowl

OCT 08 2013

(Affix Seal)



BARBARA J. CROWL  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires 5/7/2017

My commission expires: 5-7-2017

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, Erkal Vogel, Esquire, of Harmon Law Offices, PC as attorneys for JP Morgan Chase Bank, National Association successor by merger to Chase Home Finance, LLC, 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 JP Morgan Chase Bank, National Association successor by merger to Chase Home Finance, LLC this office caused to be published on August 15, 2013, August 22, 2013 and August 29, 2013 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 JP Morgan Chase Bank, National Association successor by merger to Chase Home Finance, LLC sold the mortgaged premises at public auction by Michael Roy, a licensed auctioneer, to JP Morgan Chase Bank, National Association successor by merger to Chase Home Finance, LLC for THREE HUNDRED THIRTEEN THOUSAND THIRTY-FIVE AND 64/100 (\$313,035.64) DOLLARS bid by JP Morgan Chase Bank, National Association successor by merger to Chase Home Finance, LLC, being the highest bid made therefore at said auction. Said bid was then assigned by JP Morgan Chase Bank, National Association successor by merger to Chase Home Finance, LLC to Fannie Mae a/k/a Federal National Mortgage Association, PO Box 650043 Dallas, TX 75265-0043, as evidenced by assignment of bid to be recorded herewith Exhibit 'B'.

By: \_\_\_\_\_

ERIKAL. Vogel

, Esquire

**Commonwealth of Massachusetts**

Middlesex, ss.

November 7, 2013

On this 7 day of November 2013, before me, the undersigned notary public, personally appeared Erika L. Vogel Esquire, proved to me through satisfactory evidence of identification, which were personal knowledge, 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.

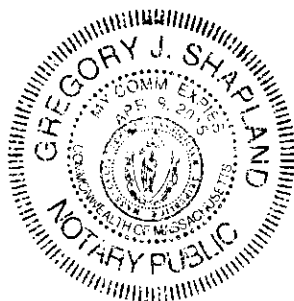
Capacity: (as \_\_\_\_\_)

for \_\_\_\_\_)

Notary Signature

GREGORY J. SHAPLAND (Affix Seal)  
4/9/15

My commission expires: \_\_\_\_\_



# EXHIBIT A

131 MILLVILLE 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 Ross R. Rhodes a/k/a Ross Rhodes and Tracey L. Rhodes to Mortgage Electronic Registration Systems, Inc., dated October 9, 2008 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 43459, Page 175, of which mortgage the undersigned is the present holder by assignment from Mortgage Electronic Registration Systems, Inc. to Chase Home Finance, LLC dated July 27, 2010 and recorded with said registry on August 12, 2010 at Book 46154 Page 11, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 10:00 a.m. on September 6, 2013, on the mortgaged premises located at 131 Millville Road a/k/a 131 Millville Street, Mendon, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

**TO WIT:**

Land situated in the County of Worcester in the State of MA

A certain tract of land with the buildings thereon situated on the Southwesterly side of Millville Road, formerly called the Road leading from Mendon through Chestnut Hill to Millville, in said Mendon and being more particularly bounded and described as follows; to wit:

Beginning at the Southeasterly corner of the described premises at land formerly of one Brown; thence running Westerly by said Brown land 150 feet to a Stake; thence continuing the same course Westerly by land now or formerly of one Rhodes 180 feet to a stake; thence making a right angle and running Northerly 85 feet to a stake; thence making a right angle and running Easterly 330 feet to a stake at the edge of said Road; the last two courses bounding on land now or formerly of one Lamothe; thence running Southerly by said Road 25 feet to a point; and thence running Southerly by said Road 60 feet to the point of beginning.

For mortgagor's(s) title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 20259, Page 33.

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.

JP Morgan Chase Bank, National Association successor by merger to Chase Home Finance, LLC. Present holder of said mortgage.

By its Attorneys,  
HARMON LAW OFFICES, P.C.  
150 California Street  
Newton, MA 02458  
(617) 558-0500  
201007-0231 - PRP

AD#12986515  
MDN 8/15, 8/22, 8/29/13

EXHIBIT "B"  
ASSIGNMENT OF BID

Westerville (city)

October 8, 2013

Franklin (county),ss.

For good and valuable consideration, I, Teresa E Grace Vice President (name and title) of JP Morgan Chase Bank, National Association successor by merger to Chase Home Finance, LLC, hereby assign JP Morgan Chase Bank, National Association successor by merger to Chase Home Finance, LLC'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 September 6, 2013 in connection with premises situated at 131 Millville Road, Mendon, MA 01756 which is the subject of a mortgage given by Ross R. Rhodes a/k/a Ross Rhodes and Tracey L. Rhodes to Mortgage Electronic Registration Systems, Inc. dated October 9, 2008 and recorded with Worcester County (Worcester) Registry of Deeds in Book 43459, Page 175 to:

Fannie Mae a/k/a Federal National Mortgage Association  
PO 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.

010-MA-V4

JP Morgan Chase Bank, National Association  
successor by merger to Chase Home Finance, LLC

By: Teresa E. Grace 10/8/13

Name: Teresa E Grace

Title: Vice President

State of Ohio

Franklin  
(county), ss.

10-8-2013

On this 8 day of Oct 2013, before me, the undersigned notary public, personally appeared Teresa E Grace (name), 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, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

Capacity: (as Vice President (title))

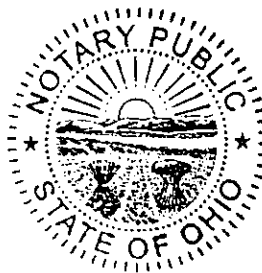
for JP Morgan Chase Bank, National Association successor by merger to Chase Home Finance, LLC

[Signature] OCT 08 2013 (Affix Seal)  
Notary Signature Barbara J. Crowl

My commission expires: 5-7-2017

201007-0231

010-MA-V4



BARBARA J. CROWL  
NOTARY PUBLIC, STATE OF OHIO  
My Commission Expires 5/7/2017