

# 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: 09/20/2019 01:48 PM  
Ctrl# 201159 28309 Doc# 00097626  
Fee: \$.00 Cons: \$270,000.00  
\*\*\*\*\*

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

**MASSACHUSETTS FORECLOSURE DEED BY CORPORATION**

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, a national association duly established under the laws of the United States of America and having its usual place of business C/O Compulink Corporation dba Celink at 2900 Esperanza Crossing, Austin, TX 78758  
the current holder by assignment of a mortgage

from Jacqueline M. Maguire

to Financial Freedom Senior Funding Corporation, A subsidiary of IndyMac Bank, FSB dated March 16, 2006 recorded in the Worcester County (Worcester District) Registry of Deeds in Book 38608, Page 296,

, by the power conferred by said mortgage and every other power for TWO HUNDRED SEVENTY THOUSAND AND 00/100 (\$270,000.00) DOLLARS

paid, grants to Federal National Mortgage Association of C/O Compulink Corporation dba Celink at 2900 Esperanza Crossing, Austin, TX 78758, 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: 105 Providence Street, Mendon, MA 01756



**AUG 16 2019**

WITNESS the execution of said national association this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Bank of New York Mellon Trust Company, N.A. as  
Trustee for Mortgage Assets Management Series I  
Trust Compulink Corporation dba Celink at Attorney  
in Fact\*

*Lauren Hammett*  
By \_\_\_\_\_ Lauren Hammett  
Assistant Secretary

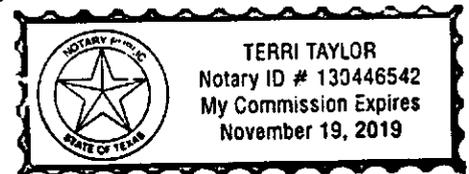
\*See the Limited Power of Attorney recorded herewith.

\_\_\_\_\_ **Travis** County, ss. The State of **Texas** **AUG 16 2019**, 2019

On this \_\_\_\_ day of **AUG 16 2019** 20\_\_\_\_, before me, the undersigned notary public, personally appeared Lauren Hammett, proved to me through satisfactory evidence of identification, which were Drivers License (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 as the free act and deed of Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust.

Capacity: (as Assistant Secretary (Title) Compulink Corporation dba Celink as Attorney in Fact\* for Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust)

*Terril Taylor*  
Notary Signature \_\_\_\_\_ (Affix Seal)  
**Terril Taylor**



My commission expires: **NOV 19 2019**

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, *Aaron M. Seigel*, of Harmon Law Offices, PC as attorneys for Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, make oath and say that a default has occurred as a result of the death of the mortgagor whose principal place of residence was the property, and that on behalf of Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust this office caused to be published on June 18, 2019, June 25, 2019 and July 2, 2019, 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 Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust sold the mortgaged premises at public auction by W. Todd Finn, a duly licensed auctioneer, to Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust for TWO HUNDRED SEVENTY THOUSAND AND 00/100 (\$270,000.00) DOLLARS bid by Bank of



New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust being the highest bid made therefore at said auction.

Said bid was then assigned by Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust to Federal National Mortgage Association, P.O. Box 650043 , Dallas, TX 75265 as evidenced by assignment of bid recorded herewith as Exhibit B.

By: *[Signature]*  
*Aaron M. Seigal*, Esq.

**Commonwealth of Massachusetts**

Middlesex County, ss.

*August 21*, 2019

On this *21<sup>st</sup>* day of *August*, 2019, before me, the undersigned notary public, personally appeared *Aaron M. Seigal*, 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, 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.

*[Signature]* (Affix Seal)  
Notary Signature *Francis J. Nolan*

My commission expires: *8.12.2022*



## Exhibit A

105 PROVIDENCE ST, MENDON  
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 Jacqueline M. Maguire to Financial Freedom Senior Funding Corporation, A subsidiary of IndyMac Bank, FSB, dated March 16, 2006 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 38608, Page 296, of which mortgage the undersigned is the present holder, by assignment from: Financial Freedom Senior Funding Corporation to Mortgage Electronic Registration Systems, Inc., ("MERS") A Delaware Corporation, its successors or assigns, as Nominee for Financial Freedom Acquisition LLC, recorded on October 5, 2009, in Book No. 44930, at Page 187 Mortgage Electronic Registration Systems, Inc., ("MERS") A Delaware Corporation, its successors or assigns, as Nominee for Financial Freedom Acquisition LLC to Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, recorded on January 18, 2019, in Book No. 59950, at Page 169 for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 12:00 PM on August 7, 2019, on the mortgaged premises located at 105 Providence Street, Mendon, Worcester County, Massachusetts, all and singular the premises described in said mortgage.

**TO WIT:**

The land in Mendon, on the southwesterly side of Providence Street, bounded and described as follows: Beginning at the most northerly corner of the premises herein described at stone wall on the southwesterly side of said street at corner of said of land of Francis Cousineau et ux., formerly of Emile E. and Laurette Y. Cousineau, said point of beginning being 652.23 feet southeasterly from a Worcester County Highway Bound measured along the southwesterly line of said road: Thence S. 34 degrees 12' 20" E. with said street, 150 feet to drill hole in stone at land of Joseph Ashkins et ux; Thence S. 53 degrees 57'50" W. with said Ashkins et ux. land, 189.54 feet to a stake: Thence S. 25 degrees 50'00" W. with said Ashkins et ux. land, 189.54 feet to a stake: Thence N. 34 degrees 12' 20" W. with other land now or formerly of Emile E. Cousineau et ux.. 161.95 feet to land of said Francis Cousineau et ux; Thence N. 55 degrees 47' 40" E. with last named land, 200 feet to the point of beginning. Being a portion of the premises shown on plan entitled "Plan of Part of Land in Mendon, Mass., owned by Emile & Laurette Y. Cousineau, dated June 1965, Eastman & Corbett, Inc. C.E. Filed with said Deeds, Plan Book 291, Plan 38. Meaning and Intending to describe and convey the premises conveyed by deed recorded at the Worcester County Registry of Deeds in Book 37454, Page 14. For mortgagor's(s) title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 37454, Page 14. 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 liens, 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 St., Newton, Massachusetts 02458, or by mail to P.O. Box 610339, 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.

**BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST**

Present holder of said mortgage

By its Attorneys,  
HARMON LAW OFFICES, P.C.  
150 California St.  
Newton, MA 02458  
(617)558-0500  
14559

AD# 13802039

ATTEST: WORC Kathryn A. Toomey, Register