



2018 00123633

Bk: 59717 Pg: 382

Page: 1 of 5 11/20/2018 02:17 PM WD

MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 11/20/2018 02:17 PM
 Ctrl# 190156 25777 Doc# 00123633
 Fee: \$916.56 Cons: \$201,000.00

3 INCH MARGIN REQUIRED FOR RECORDING
MASSACHUSETTS FORECLOSURE DEED BY CORPORATION

Finance of America Reverse, LLC f/k/a Urban Financial of America, LLC

a limited liability company duly established under the laws of the State of Delaware and having its usual place of business at c/o Reverse Mortgage Solutions, Inc., 14405 Walters Road, Suite 200, Houston, TX 77014 holder of a mortgage

From: Stephen B. Atwood

To: Mortgage Electronic Registration Systems Inc., as nominee for Urban Financial Group, Inc.

Dated: November 18, 2011, and recorded with the Worcester County (Worcester District) Registry of Deeds, in Book 48170, Page 87, of which Mortgage the Undersigned is present holder by assignment

by the power conferred by said mortgage and every other power, for **Two Hundred One Thousand and 00/100 Dollars (\$201,000.00)** paid, grants to:

Hastie Real Estate Management, Inc.

with a place of business and mailing address of 18 River Bend Road, Upton, MA 01568, the premises conveyed by said mortgage to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property Address: 71 Hartford Avenue E, Mendon, MA 01756

Handwritten initials/signature

Witness the execution and the corporate seal of said corporation this 23 day of August, 2018.

**Finance of America Reverse, LLC f/k/a Urban
Financial of America, LLC by Reverse Mortgage
Solutions, Inc. as attorney in fact***

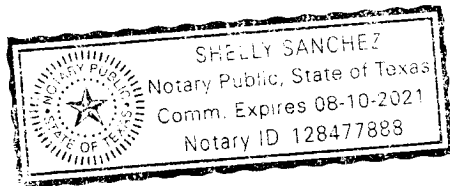
By: Marim Kamel
Name: MARIM KAMEL
Title: AUTHORIZED SIGNER

*For signatory authority, see Limited Power of Attorney recorded in Worcester County (Worcester District) in Book 57377, Page 278

State of TEXAS

HARRIS, ss. August, 23, 2018

On this 23 day of August, 2018, before me, the undersigned notary public, personally appeared MARIM KAMEL AUTHORIZED SIGNER (name & title), proved to me through satisfactory evidence of identification, which was [☒] personal knowledge or [☐] _____ (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 **Finance of America Reverse, LLC f/k/a Urban Financial of America, LLC** and the execution of said document was the free act and deed of **Finance of America Reverse, LLC f/k/a Urban Financial of America, LLC**.



Shelly Sanchez
Notary Public
Printed Name: Shelly Sanchez
My Comm. Expires: 08-10-2021

File No.: 6025085

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"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Worcester, STATE OF Massachusetts, AND IS DESCRIBED AS FOLLOWS:

ALL MY RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN PARCEL OF LAND SITUATED ON THE SOUTHEASTERLY SIDE OF HARTFORD AVENUE IN MENDON, WORCESTER COUNTY, MASSACHUSETTS, AND BEING SHOWN AS LOT 6 ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND IN MENDON, MASS. OWNED BY DAVID F. & DAISY M. HAMILTON MAY 17, 1966 SCALE ,1" = 40' EASTMAN & CORBETT, INC. CIVIL ENGINEERS", RECORDED WITH WORCESTER DISTRICT DEEDS, PLAN BOOK 302, PLAN 46, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHWESTERLY BY THE SOUTHEASTERLY LINE OF SAID HARTFORD AVENUE, 151.82 FEET;

NORTHEASTERLY BY LOT 5, AS SHOWN ON SAID PLAN, 222.16 FEET;

**SOUTHEASTERLY BY LAND NOW OR FORMERLY OF DAVID F. HAMILTON ET UX., 130-00 FEET;
AND**

SOUTHWESTERLY BY LOT 7, AS SHOWN ON SAID PLAN, 219.63 FEET.

CONTAINING APPROXIMATELY 31,100 SQUARE FEET, AS SHOWN ON SAID PLAN.

FOR MY TITLE, SEE DEED OF DAVID F. HAMILTON ET UX. TO STEPHEN B. ATWOOD ET UX. DATED JUNE 28, 1967, RECORDED WITH SAID DEEDS, BOOK 4767, PAGE 66.

Parcel ID: LOT 6

EXHIBIT A**MILFORD DAILY NEWS**

71 HARTFORD AVE. E
LEGAL NOTICE
NOTICE OF MORTGAGEE'S
SALE OF REAL ESTATE

Premises: 71 Hartford Avenue E,
 Mendon, MA

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Stephen B. Atwood to Mortgage Electronic Registration Systems Inc., as nominee for Urban Financial Group, Inc., and now held by Finance of America Reverse, LLC f/k/a Urban Financial of America, LLC, said mortgage dated November 18, 2011 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 48170, Page 87, said mortgage was assigned from Mortgage Electronic Registration Systems Inc., solely as nominee for Urban Financial Group Inc., to Finance of America Reverse LLC by assignment dated January 18, 2017 and recorded with said Registry of Deeds in Book 56666 at Page 306; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on August 7, 2018 at 12:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Worcester, STATE OF Massachusetts, AND DESCRIBED AS FOLLOWS:

ALL MY RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN PARCEL OF LAND SITUATED ON THE SOUTHEASTERLY SIDE OF HARTFORD AVENUE IN MENDON, WORCESTER COUNTY, MASSACHUSETTS, AND BEING SHOWN AS LOT 6 ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND IN MENDON, MASS. OWNED BY DAVID F. & DAISY M. HAMILTON MAY 17, 1966 SCALE, 1"=40' EASTMAN & CORBETT, INC. CIVIL ENGINEERS", RECORDED WITH WORCESTER DISTRICT DEEDS, PLAN BOOK 302, PLAN 46, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHWESTERLY BY THE SOUTHEASTERLY LINE OF SAID HARTFORD AVENUE, 151.82 FEET;

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FOR MY TITLE, SEE DEED OF DAVID F. HAMILTON ET UX. TO STEPHEN B. ATWOOD ET UX. DATED JUNE 28, 1967, RECORDED WITH SAID DEEDS, BOOK 4767, PAGE 66.

PARCEL ID: LOT 6

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 November 21, 1978 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 6619, Page 139.

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.

Shechtman Halperin Savage, LLP
 1080 Main Street
 Pawtucket, RI 02860
 Attorney for Finance of America
 Reverse, LLC f/k/a Urban
 Financial of America, LLC
 Present Holder of the Mortgage
 (401) 272-1400

AD#13704991
 MDN 7/10, 7/17, 7/24/18

EXHIBIT "B"
ASSIGNMENT OF BID FOR VALUE

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Britni Testa, the successful bidder at the foreclosure sale held on August 7, 2018, for the property located at 71 Hartford Ave. E, Mendon, MA. 01756 (the "Property"), hereby assigns **Hastie Real Estate Management, Inc., whose mailing address is 18 River Bend Rd, Upton, Massachusetts 01568** the bid and all of the right, title and interest in and to the Property and under the MEMORANDUM OF TERMS AND CONDITIONS FOR THE PURCHASE AT MORTGAGEE'S FORECLOSURE SALE, in connection with the Property.

This Assignment is made without recourse, and is subject to all of the terms and conditions contained in said Memorandum of Sale.

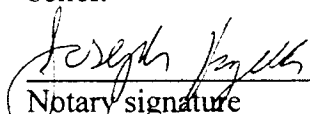
EXECUTED as a sealed instrument this 9th day of August, 2018.



By: Britni Testa

State of: MA
County of: Bristol

On this 9th day of August, 2018, before me, the undersigned notary public, personally appeared Britni Testa who 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, who swore or affirmed to me that the contents of the document are truthful and accurate to the best his/her knowledge and belief.

 (Affix Seal)
Notary signature
My Commission Expires 12/24/21

 JOSEPH G. HAYEK, JR.
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 24, 2021

ATTEST: WORC. Anthony J. Vigliotti, Register