



2012 00141209

Bk: 49979 Pg: 166

Page: 1 of 7 11/19/2012 12:58 PM WD

MASSACHUSETTS FORECLOSURE DEED BY CORPORATION

JPMorgan Chase Bank, National Association, as purchaser of loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the Savings Bank) from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d)

a national association duly established under the laws of the United States of America and having its usual place of business at 3415 VISION DR., COLUMBUS, OH 43219

the current holder of a mortgage

from Thomas W. Chesmore a/k/a Thomas Chesmore

to Washington Mutual Bank, FA

dated March 14, 2007 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 40838, Page 299

, by the power conferred by said mortgage and

every other power for TWO HUNDRED NINETY THOUSAND AND 00/100 (\$290,000.00) DOLLARS

paid, grants to BBC Capital Group LLC, a Massachusetts limited liability company of 135 Belmont Street, South Easton MA 02375, the premises conveyed by said mortgage.

WITNESS the execution and the corporate seal of said national association this 9th day of October, 2012.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 11/19/2012 12:58 PM
Ctrl# 116188 30725 Doc# 00141209
Fee: \$1,322.40 Cons: \$290,000.00

LAW OFFICE OF JOSEPH M FIDLER
944 WASHINGTON ST.
SOUTH EASTON, MA 02375

201008-2113

/Foreclosure Deed MA/Chesmore, Thomas

Property Address: 20 Park Street, Mendon, MA 01756

JPMorgan Chase Bank, National Association, as purchaser of loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the Savings Bank) from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d)

By: [Signature] 10-9-12
Name: Katelyn M Franklin
Title: Vice President

State of Ohio

Franklin County, ss. OCTOBER 9, 2012

On this 9th day of OCTOBER 2012, before me, the undersigned notary public, personally appeared Katelyn M Franklin, 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 JPMorgan Chase Bank, National Association, as purchaser of loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the Savings Bank) from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d).

[Signature] 10/9/12
Notary Signature Katherine M. Seeds

My commission expires: 02/06/2016



KATHERINE M. SEEDS
Notary Public, State of Ohio
My Commission Expires 2/6/16

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, *Shara Krasnow*, Esquire of Harmon Law Offices, PC as attorneys for JPMorgan Chase Bank, National Association, as purchaser of loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d), 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 JPMorgan Chase Bank, National Association, as purchaser of loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d) this office caused to be published on March 26, 2012, April 2, 2012 and April 9, 2012 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, the sale was postponed by public proclamation to May 22, 2012 at 1:00 P.M., at which time and place upon the mortgaged premises, the sale was postponed by public proclamation to June 22, 2012 at 1:00 P.M., at which

time and place upon the mortgaged premises, the sale was postponed by public proclamation to July 20, 2012 at 1:00 P.M., at which time and place upon the mortgaged premises, the sale was postponed by public proclamation to August 22, 2012 at 1:00 P.M., at which time and place upon the mortgaged premises, the sale was postponed by public proclamation to September 21, 2012 at 1:00 P.M., at which time and place upon the mortgaged premises, JPMorgan Chase Bank, National Association, as purchaser of loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d) sold the mortgaged premises at public auction by Dean M. Ponte, a licensed auctioneer, to John J. Mackin for TWO HUNDRED NINETY THOUSAND AND 00/100 (\$290,000.00) DOLLARS bid by John J. Mackin, being the highest bid made therefor at said auction. Said bid was then assigned by John J. Mackin, to BBC Capital Group LLC, a Massachusetts limited liability company, as evidenced by assignment of bid to be recorded herewith as Exhibit 'B'.

By: Shana Krasnaw
Shana Krasnaw Esquire

Commonwealth of Massachusetts

Middlesex, ss.

October 10, 2012

On this 10th day of October 2012, before me, the undersigned notary public, personally appeared Shana Krasnaw, Esquire, 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.

Capacity: (as _____)

for _____)

Ashley R. Cormier (Affix Seal)
Notary Signature Ashley Cormier

My commission expires: 9/30/16



Exhibit A

20 PARK ST.

**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 Thomas W. Chesmore a/k/a Thomas Chesmore to Washington Mutual Bank, FA, dated March 14, 2007 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 40838, Page 299, of which mortgage JPMorgan Chase Bank, National Association, as purchaser of loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d) is the present holder, for

breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 1:00 p.m. on April 17, 2012, on the mortgaged premises located at 20 Park Street, Mendon, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

A certain parcel of land situated on easterly side of Park Street in Mendon, Worcester County, Massachusetts, bounded and described as follows:

A certain tract or parcel of land situated on the easterly side of Park Street, in Mendon, Worcester County, Massachusetts and being shown as Lot 20 on a plan of land entitled "Plan of Land in Mendon, MA for Estate of Elizabeth Quirk, Scale 1" = 60' April 7, 1995, Rev. October 17, 1996, (Lot Line 14/16) Shea Engineering & Surveying Co., Inc., said plan being filed in Worcester District Registry of Deeds, Plan Book 710, Plan 70.

For mortgagor's(s) title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 36898, Page 303.

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, ease-

ments, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of Ten Thousand (\$10,000.00) 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.

JPMorgan Chase Bank, National Association, as purchaser of loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA (the "Savings Bank") from the Federal Deposit Insurance Corporation, acting as receiver for the Savings Bank and pursuant to its authority under the Federal Deposit Insurance Act, 12 U.S.C. section 1821(d)
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California Street
Newton, MA 02458
(617) 558-0500
201008-2113 - BLU

AD#12708701
MDN 3/26, 4/2, 4/9/12

EXHIBIT "B"
ASSIGNMENT OF BID

Easton, MA (City/State)

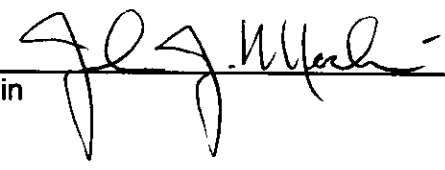
September 28, 2012

Bristol County

For good and valuable consideration, I, John J. Mackin, hereby assign my 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 21, 2012 in connection with premises situated at 20 Park Street, Mendon, MA 01756 which is the subject of a mortgage given by Thomas W. Chesmore a/k/a Thomas Chesmore to Washington Mutual Bank, FA dated March 14, 2007 and recorded with Worcester County (Worcester District) Registry of Deeds in Book 40838, Page 299 to:

BBC Capital Group LLC a Massachusetts limited liability company
135 Belmont Street, South Easton, MA 02375

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.

BY: John J. Mackin 

State of Massachusetts

Bristol County, SS.

September 28, 2012

On this 28th day of September 2012, before me, the undersigned notary public, personally appeared John J. Mackin, proved to me through satisfactory evidence of identification, which were personal knowledge of identity 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.

Joseph M. Fidler (Affix Seal)
Notary Signature
Joseph M. Fidler

My commission expires: 12/21/2018



201008-2113