


FORECLOSURE DEED

NewRez LLC f/k/a New Penn Financial, LLC DBA Shellpoint Mortgage Servicing, having a place of business 55 Beattie Place, Suite 110, MS 005, Greenville, SC 29601, the present holder of a mortgage from Theodore D. Diehl to Coastal Guaranty Corp., dated March 28, 1989, and recorded in Plymouth County Registry of Deeds in Book 9066, Page 319, as affected by a Loan Modification Agreement dated March 25, 2016, and recorded at said Registry of Deeds in Book 47149, Page 142*, by the power conferred by said mortgage and every other power, for Two Hundred Fifty-One Thousand Dollars and 00/100 (\$251,000.00) paid, grants to, Carl J. Turgeon and Sandra M. Bender, as tenants by the entirety, of 97 Bay Street, Hull, MA 02045, the premises conveyed by said mortgage.

*See Assignment Recorded at Plymouth County Registry of Deeds in Book 50399, Page 80.

Witness the execution of said corporation on November 27, 2019

NewRez LLC f/k/a New Penn Financial, LLC DBA
Shellpoint Mortgage Servicing


By: Phillip A. Pluister
Title: AVP

STATE OF South Carolina
COUNTY OF: Greenville

On this 27 day of November, 2019 before me, the undersigned notary public, personally appeared Phillip Pluister, of NewRez LLC f/k/a New Penn Financial, LLC DBA Shellpoint Mortgage Servicing 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, and acknowledged to me that (s)he signed it voluntarily for its stated purpose and as the free act and deed of NewRez LLC f/k/a New Penn Financial, LLC DBA Shellpoint Mortgage Servicing.


Notary Public: Caroline Crouse
My commission expires: 3-22-2029



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 taxes 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.

*** Electronic Recording ***
Doc#: 00112958
Bk: 52134 Pg: 186 Page: 1 of 3
Recorded: 12/23/2019 10:20 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

Property Address: 97 Bay Street, Hull, MA 02045
19-034487 / FC01

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 12/23/2019 10:20 AM
Ctrl# 131384 02485 Doc# Plymouth County Registry
Fee: \$1,144.56 Cons: \$251,000.00

Property Address: 97 Bay Street, Hull, MA 02045

AFFIDAVIT OF SALE UNDER POWER OF SALE IN MORTGAGE

I, Lauren Harkins, of NewRez LLC f/k/a New Penn Financial, LLC DBA Shellpoint Mortgage Servicing, make oath and say that the principal and interest obligations mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that NewRez LLC f/k/a New Penn Financial, LLC DBA Shellpoint Mortgage Servicing, caused to be published on October 24, 2019, October 31, 2019 and November 7, 2019, in the Hull Times, a newspaper having a general circulation in Hull, a notice of which the following is a true copy.

(See Exhibit A attached hereto)

NewRez LLC f/k/a New Penn Financial, LLC DBA Shellpoint Mortgage Servicing also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended, by causing to be mailed the required notices, certified mail, return receipt requested.

I state that the requirements of the power of sale included in the mortgage and of the law have been complied with in all respects.

Pursuant to said notice at the time and place therein appointed November 14, 2019, at 12:00 PM, upon the mortgaged premises at which time and place upon the mortgaged premises NewRez LLC f/k/a New Penn Financial, LLC DBA Shellpoint Mortgage Servicing sold the mortgaged premises at public auction by Charles F. Cawley of Baystate Auction Co., Inc, a duly licensed auctioneer, to Carl J. Turgeon of 18 Williams Street, Canton, MA 02021 for Two Hundred Fifty-One Thousand Dollars and 00/100 (\$251,000.00) bid by Carl J. Turgeon of 18 Williams Street, Canton, MA 02021, being the highest bid made therefore at said auction whose bid was thereafter assigned to Carl J. Turgeon and Sandra M. Bender, as tenants by the entirety, of 97 Bay Street, Hull, MA 02045, as evidenced by the Assignment of Bid recorded herewith.

Signed under the pains and penalties of perjury this 27 day of November, 2019.

NewRez LLC f/k/a New Penn Financial, LLC DBA Shellpoint Mortgage Servicing

Lauren Harkins
By: Lauren Harkins
Title: Foreclosure Specialist

State of: South Carolina

County of: Greenville

On this 27 day of November, 2019, before me, the undersigned notary public, personally appeared Lauren Harkins, of NewRez LLC, f/k/a New Penn Financial, LLC; d/b/a Shellpoint Mortgage Servicing proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful to the best of (his) (her) knowledge and belief.

Caroline Crouse
Notary Public: Caroline Crouse
My commission expires: 3-22-2029

Property Address: 97 Bay Street, Hull, MA 02045
19-034487 / FC01



Exhibit A

LEGAL NOTICE MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Theodore D. Diehl to Coastal Guaranty Corp., dated March 28, 1989 and recorded in Plymouth County Registry of Deeds in Book 9066, Page 319 (the "Mortgage"), as affected by a Loan Modification Agreement dated March 25, 2016, and recorded at said Registry of Deeds in Book 47149, Page 142 of which mortgage NewRez LLC f/k/a New Penn Financial, LLC DBA Shellpoint Mortgage Servicing is the present holder by assignment from Coastal Guaranty Corp. to NorthEastern Mortgage Company, Inc dated March 28, 1989 recorded in Plymouth County Registry of Deeds in Book 9066, Page 323; assignment from NorthEastern Mortgage Company, Inc to Federal Home Loan Mortgage Corporation dated May 12, 1989 recorded in Plymouth County Registry of Deeds in Book 9285, Page 179; assignment from HSBC Bank USA, N.A. s/b/m to HSBC Bank, (USA) f/k/a Marine Midland Bank attorney-in-fact Federal Home Loan Mortgage Corporation to HSBC Bank USA, N.A dated December 30, 2011 recorded in Plymouth County Registry of Deeds in Book 40821, Page 338; corrective assignment from Federal Home Loan Mortgage Corporation to HSBC Bank USA, N.A dated July 23, 2014 recorded in Plymouth County Registry of Deeds in Book 44613, Page 88; assignment from HSBC Bank USA, N.A to Nationstar Mortgage LLC dated November 18, 2016 recorded in Plymouth County Registry of Deeds in Book 47873, Page 288 and assignment from Nationstar Mortgage LLC to New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing dated October 12, 2018 recorded in Plymouth County Registry of Deeds in Book 50399, Page 80, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 97 Bay Street, Hull, MA 02045 will be sold at a Public Auction at 12:00 PM on November 14, 2019, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

A certain parcel of land with the buildings thereon, situated in Hull, Plymouth County, Massachusetts, being shown as Lot 177 on a plan of land entitled "Sagamore Hill, Plan of Land at Nantasket Beach, Hull, Mass.," dated May 1905, by White and Weatherbee, C.E., recorded with Plymouth County Registry of Deeds in Plan Book 1, Plan 247, and bounded and described according to said plan as follows:

Beginning at a point in the Westerly line of Bay Avenue, at the Northeasterly corner of Lot 176 on said plan;

Thence running in a Northeasterly direction along said Bay Avenue, 45 feet;

Thence turning in a Northwesterly direction along Lot 178, on said plan, 100 feet;

Thence turning and running in a Southwesterly direction, about 49.10 feet;

Thence turning and running in a Southeasterly direction along said Lot 176, 100 feet to the point of beginning.

AREA about 4,705 square feet of land, be any or all of said measurements.

For title see deed of John C. Frazer and Victoria Frazer, also known as Victoria D. Frazer, dated May 9, 1969 and recorded with Plymouth County Registry of Deeds on May 12, 1969 in Book 3518, Page 450.

For mortgagor's title see deed recorded with the Plymouth County Registry of Deeds in Book 3518, Page 450.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cash, cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA 01851 or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

NewRez LLC f/k/a New Penn Financial,
LLC DBA Shellpoint Mortgage Servicing
Korde & Associates, P.C.
900 Chelmsford Street
Suite 3102
Lowell, MA 01851
(978) 256-1500

Diehl, Theodore D., 19-034487
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