



2011 00091746
Bk: 40598 Pg: 128 Page: 1 of 5
Recorded: 11/17/2011 01:20 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS FORECLOSURE DEED BY CORPORATION

Rose Acceptance, Inc.

a corporation duly established under the laws of the United States of America and having its usual place of business at P.O. Box 4010, East Lansing, MI 48826-4010

the current holder by assignment of a mortgage

from Elmer L. Wing and Sandra F. Wing

to James R. Butler

dated June 2, 1999 and recorded with the Plymouth County Registry of Deeds at Book 17522, Page 79

, by the power conferred by said mortgage and

every other power for SEVENTY-SIX THOUSAND AND 00/100 (\$76,000.00) DOLLARS

paid, grants to Paula Carey of 217 Center Street, Middleborough, MA 02346, the premises conveyed by said mortgage.

WITNESS the execution and the corporate seal of said corporation this 20th day of October, 2011.

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 11/17/2011 01:20 PM
Ctrl# 053021 21672 Doc# 00091746
Fee: \$346.56 Cons: \$76,000.00

CANCELLED

Property Address: 20 Wareham Street, Middleborough, MA 02346

EXHIBIT A

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 Elmer L. Wing and Sandra F. Wing to James R. Butler, dated June 2, 1999 and recorded with the Plymouth County Registry of Deeds at Book 17522, Page 79, of which mortgage Rose Acceptance, Inc. 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 October 14, 2011, on the mortgaged premises located at 20 Wareham Street, Middleborough, Plymouth County, Massachusetts, all and singular the premises described in said mortgage.

TO WIT:

The land in Middleborough, Plymouth County, Massachusetts, with the buildings thereon, bounded and described as follows:

Beginning at a stone bound in or near the Southwesterly side line of Wareham Street, formerly known as Water Street, said bound being the Northerly corner of the premises herein conveyed and the East corner of land formerly of Everett T. Lincoln;

Thence Southwesterly in line of said Lincoln land to its intersection with the line of land now or formerly of Hiram F. Haley;

Thence Southeasterly in line of said Haley's land to Benton Street and a stone bound;

Thence in line of said Benton Street Northeasterly eleven (11) feet to an iron pipe for a corner;

Thence turning an interior angle to the right of said stone bound marking the West corner of said Haley and running Northwesterly forty-six and one tenth (46.1) feet to an iron pipe for a corner;

Thence Northeasterly in a straight line to an iron pipe and to said Wareham Street;

Thence Northwesterly fifty-nine and six-tenths (59.6) feet to said Lincoln land and the bound first mentioned together with any land lying between the last described line and Southwesterly side line of said Wareham Street.

For mortgagor's(s') title see deed recorded with Plymouth County Registry of Deeds in Book 17522, Page 77.

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.

ROSE ACCEPTANCE, INC.
Present holder of said mortgage
By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California Street
Newton, MA 02458
(617) 558-0500
2011010696 - BLU

09/22/2011 09/29/2011 10/06/2011