

*** Electronic Recording ***
Doc#: 00105885
Bk: 52046 Pg: 301 Page: 1 of 5
Recorded: 12/04/2019 02:59 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 12/04/2019 02:59 PM
Ctrl# 130827 00696 Doc# Plymouth County Registry of Deeds
Fee: \$756.96 Cons: \$165,750.00

MASSACHUSETTS FORECLOSURE DEED BY CORPORATION

U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-NC2, Asset Backed Pass-Through Certificates, Series 2006-NC2, a national association duly established under the laws of the United States of America and having its usual place of business C/O Specialized Loan Servicing, LLC at 8742 Lucent Blvd, Suite 300, Highlands Ranch, CO 80129

the current holder by assignment of a mortgage

from Michael J. Amaral and Linda J. McNevin

to New Century Mortgage Corporation

dated August 24, 2005 recorded in the Plymouth County Registry of Deeds in Book 31228, Page 1, as modified by a certain modification agreement dated February 23, 2013, and recorded with said Plymouth County Registry of Deeds in Book 42825, Page 211,

, by the power conferred by said mortgage and every other power for ONE HUNDRED SIXTY-FIVE THOUSAND SEVEN HUNDRED FIFTY AND 00/100 (\$165,750.00) DOLLARS

paid, grants to U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-NC2, Asset Backed Pass-Through Certificates, Series 2006-NC2 of C/O Specialized Loan Servicing, LLC at 8742 Lucent Blvd, Suite 300, Highlands Ranch, CO 80129, the premises conveyed by said mortgage.

Property Address: 175 Wood Street, Middleboro (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 **Michael J. Amaral, Linda J. McNevin to New Century Mortgage Corporation**, dated August 24, 2005 and recorded in the Plymouth County Registry of Deeds in Book 31228, Page 1, as modified by a certain modification agreement dated February 23, 2013, and recorded with said Plymouth County Registry of Deeds in Book 42825, Page 211, of which mortgage the undersigned is the present holder, by assignment from:

New Century Liquidating Trust Successor-- in Interest to New Century Mortgage Corporation to U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-NC2, Asset Backed Pass-Through Certificates, Series 2006-NC2, recorded on May 15, 2012, in Book No. 41371, at Page 256

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 October 16, 2019, on the mortgaged premises located at 175 Wood Street, Middleboro (Middleborough), Plymouth County, Massachusetts, all and singular the premises described in said mortgage.

TO WIT:

the land and buildings thereon, situated in Middleboro, Plymouth County, Massachusetts, on the southerly side of Wood Street, bounded and described as follows: Beginning at the northwest corner of the herein-conveyed premises said corner being the northeast corner of land now or formerly of John Cody:

Thence South 2° 36' East 109.8 feet to an iron pipe at land now or formerly of Benjamin W. Shaw;

Thence North 87° 24' East by land of William A. Reynolds, et ux., 64.00 feet to an iron pipe;

Thence North 2° 36' West by land of said Reynolds, et ux., 98.25 feet to Wood Street;

Thence North 82° 31' West 65.00 feet to the point of beginning.

For Title Deed reference Book 20085, Page 300.

Property Address:
175 Wood Street
Middleboro, Ma 02346

For mortgagor's(s') title see deed recorded with Plymouth County Registry of Deeds in Book 20085, Page 300.

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 St., 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.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-NC2, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-NC2

Present holder of said mortgage
By its Attorneys,

HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
14833

September 19, 26 & October 3, 2019

The Middleboro Gazette Newspaper
Notice also on www.masspublicnotices.org.