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DP

2010030300123 Bk:29311 Pg:495
03/03/2010 11:05 DP0 Pg 1/3

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 03/03/2010 11:05 AM
ID: 780500 Doc# 20100303001230
Fee: \$850.44 Cons: \$186,200.00

FORECLOSURE DEED

Taylor, Bean & Whitaker Mortgage Corp.

and having its usual place of business at 1417 North Magnolia Avenue, Ocala, FL

from BRIAN P. GODJIKIAN

the present holder of a mortgage

to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

dated May 24, 2007

recorded with the Essex County (Southern District) Registry of Deeds in Book 26895, Page 454

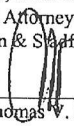
by power conferred by said mortgage and every other power, for ONE HUNDRED EIGHTY-SIX THOUSAND TWO HUNDRED AND 00/100 (\$186,200.00) DOLLARS paid, grants to COLONIAL BANK, c/o Roundpoint Mortgage Servicing, Inc., 5032 Parkway Plaza Blvd, Charlotte, NC 28217

the premises conveyed by said mortgage

Executed as a sealed instrument this 18th day of February, 2010

See Power of Attorney recorded with the Essex County (Southern District) Registry of Deeds in Book 26824, Page 485

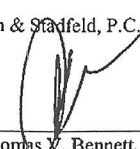
Taylor, Bean & Whitaker Mortgage Corp.
By its Attorney-in-Fact
Barron & Stadfeld, P.C.

By: 
Thomas V. Bennett, Vice President and
Assistant Treasurer

Affidavit

Barron & Stadfeld, P.C., under the pains and penalties of perjury on oath deposes and says that it does not have knowledge of revocation or termination of the Power of Attorney by the principal or by termination of the existence of the principal.

Barron & Stadfeld, P.C.

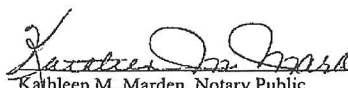
By: 
Thomas V. Bennett, Vice President and
Assistant Treasurer

The Commonwealth of Massachusetts

Suffolk ss

On this 18th day of February, 2010, before me, the undersigned notary public, personally appeared Thomas V. Bennett, as Vice President and Assistant Treasurer of Barron & Stadfeld, P.C., 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 he signed it voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.




Kathleen M. Marden, Notary Public
My Commission Expires: 10/07/2016

RE: 133 SUMMER STREET, UNIT T-3, SCHOOL STREET CONDOMINIUM, HAVERHILL, MA 01830

Mortgagee's Affidavit

I, Thomas V. Bennett, Vice President and Assistant Treasurer of Barron & Stadfeld, P.C. under Power of Attorney
for Taylor, Bean & Whitaker Mortgage Corp. ("Lender")

named in the foregoing deed, make
oath and say that the principal, interest and other obligations mentioned in mortgage from BRIAN P. GODJIKIAN to
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. dated May 24, 2007 and recorded with the Essex
County (Southern District) Registry of Deeds in Book 26895, Page 454 were not paid or tendered or performed when
due or prior to the sale, and that I caused to be published on the 16th day of July, 2009, the 23rd day of July, 2009
and the 30th day of July, 2009 in The Haverhill Gazette, a newspaper published or by its title page purporting to be
published in Haverhill and having a circulation therein, a notice, a true copy of which is attached hereto as Exhibit A.

I also have complied with Chapter 244, Section 14 of Massachusetts General Laws, as amended, by mailing the
required notices by certified mail, return receipt requested,
(if checked) I also gave the Internal Revenue Service notice by mailing Notice of Sale pursuant to Section
7425(c) of the Internal Revenue Code.

Pursuant to said notice at the time and place therein appointed, the Lender sold the mortgaged premises at public
auction by Jeffrey Mann, a duly licensed auctioneer of Paul E. Saperstein Co., Inc., to TAYLOR, BEAN &
WHITAKER MORTGAGE CORP., for ONE HUNDRED EIGHTY-SIX THOUSAND TWO HUNDRED AND
00/100 (\$186,200.00) DOLLARS, being the highest bid made therefore at said auction. Thereafter, Taylor, Bean &
Whitaker Mortgage Corp. assigned its bid to COLONIAL BANK.

See Assignment of Bid annexed hereto as Exhibit B.




Thomas V. Bennett, Vice President and
Assistant Treasurer

THE COMMONWEALTH OF MASSACHUSETTS

SUFFOLK SS,

On this 18th day of February, 2010, before me, the undersigned notary public, personally appeared Thomas V.
Bennett, Vice President and Assistant Treasurer of Barron & Stadfeld, P.C., proved to me through satisfactory
evidence of identification, which was personal knowledge, to be the persons 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 and
accurate to the best of his knowledge and belief.




Kathleen M. Marden, Notary Public
My Commission expires: 10/07/2016

RE: 133 SUMMER STREET, UNIT T-3, SCHOOL STREET CONDOMINIUM, HAVERHILL, MA 01830

EXHIBIT A

ATTACHED TO AND FORMING A PART OF FORECLOSURE DEED AND AFFIDAVIT IN
LAND COURT CASE NO. 393460, PROPERTY LOCATED AT 133 SUMMER STREET,
UNIT T-3, SCHOOL STREET CONDOMINIUM, HAVERHILL, MASSACHUSETTS

**MORTGAGEE'S NOTICE OF
SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Brian P. Godjikian to Mortgage Electronic Registration Systems, Inc. dated May 24, 2007 and recorded with the Essex County (Southern District) Registry of Deeds at Book 26895, on Page 454 of which Mortgage the undersigned is the present holder by assignment, for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 11:00 A.M. on the 20th day of August, 2009 at 133 Summer Street, Unit T3, Haverhill, Massachusetts 01830, all and singular the premises described in said Mortgage, to wit:

All that certain premises and proportionate interest in School Street condominium situated in Haverhill, Essex County, Massachusetts more particularly described as follows:

Unit T-3 of School Street Condominium (the Condominium) created by a Master Deed (the "Master Deed") dated December 1, 1986 and recorded on December 18, 1986 in Essex South District Registry of Deeds, Book 8688, Page 223 as the same may be amended.

The Unit is more particularly described (1) in the Master Deed (2) such site and floor plans as have been recorded or filed therewith, (3) in the first Unit Deed hereof and (4) copies of portions of such a site and floor plans filed therewith. The Unit is conveyed together with an Organization of Unit Owners known as School Street Condominium trust (the "Unit Owners' Organization") created by instrument recorded said Registry of Deeds, Book 8688, Page 242. The unit and said undivided interests are together hereinafter referred to as the "Premises".

The Premises are conveyed subject to and together with the benefit of: (1) the provisions of Chapter 183A of the General Laws (Ter.E) of the Commonwealth of Massachusetts; (2) the provisions and matters set forth and/or referred to in the Master Deed; (3) the provisions of the instrument creating in the Owners Organization and the By-Laws thereunder as filed with the Master Deed and such Rules and Regulations as maybe promulgated thereunder; and (4) the provisions set forth and referred to in a Foreclosure Deed unto the Warren Five Cent Savings Bank recorded in Essex South District Registry of Deeds, Book 10672, Page 247 to which Foreclosure Deed reference is herein made for title.

Meaning and intending to convey and hereby conveying the same premises conveyed to me/us by deed dated 02/18/2005 and recorded with Essex South Registry of Deeds in Book 23973, Page 396.

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession.

TERMS OF SALE:

A deposit of TEN THOUSAND DOLLARS AND 00/100 CENTS (\$10,000.00) shall be required to be paid to the mortgagee in cash, by certified or bank's cashier check at the time and place of sale. The balance of the purchase price is to be paid in cash, by certified or by bank's cashier check in or within thirty (30) days from the date of the sale.

TIME WILL BE OF THE ESSENCE.

Other terms if any, to be announced at the sale.

Taylor, Bean & Whitaker Mortgage Corp.

Present Holder of said Mortgage,

By Its Attorneys,

Barron & Stadfeld, P.C.

100 Cambridge Street, Suite 1310

Boston, MA 02114

617-723-9800

HG - 7/16, 7/23, 7/30/09

RE: 133 SUMMER STREET, UNIT T-3, SCHOOL STREET CONDOMINIUM, HAVERHILL, MA 01830

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03/03/2010 11:05 ASGT Pg 1/1


ASSIGNMENT OF BID

Whereas, Taylor, Bean & Whitaker Mortgage Corp. ("Assignor"), was the highest bidder at the public sale of property located at 133 Summer Street, Unit T-3, School Street Condominium, Haverhill, MA 01830 which sale was made on the premises hereinabove described on August 20, 2009 at 11:00 A.M. by Taylor, Bean & Whitaker Mortgage Corp. ("Mortgagee"), by virtue and in execution of the Power of Sale contained in a certain Mortgage given by BRIAN P. GODJIKIAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. dated May 24, 2007 and recorded with the Essex County (Southern District) Registry of Deeds in Book 26895, Page 454 of which Mortgage the undersigned is the present holder by assignment.

FOR VALUE RECEIVED, the undersigned Assignor unconditionally sells, assigns, and sets over unto to COLONIAL BANK, c/o Roundpoint Mortgage Servicing, Inc., 5032 Parkway Plaza Blvd, Charlotte, NC 28217, ("Assignee"), all of the Assignor's right, title and interest in and to said bid for the said property with the right to said Assignee to take and receive title thereto by conveyance directly from said Mortgagee pursuant to its power and authority under and by virtue of the aforesaid Mortgage.

Executed as a sealed instrument this 18th day of February, 2010.

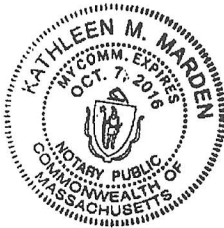
Taylor, Bean & Whitaker Mortgage Corp.
By its Attorney-in-Fact
Barron & Stadfeld, P.C.

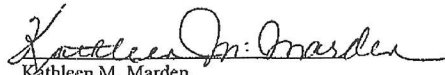
By: 
Thomas V. Bennett, Vice President and
Assistant Treasurer

COMMONWEALTH OF MASSACHUSETTS

Suffolk, SS.

On this 18th day of February 2010, before me, the undersigned Notary Public, personally appeared Thomas V. Bennett, Vice President and Assistant Treasurer of Barron & Stadfeld, P.C. and 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 he signed it voluntarily for its stated purpose.




Kathleen M. Marden,
Official Signature and Seal of Notary
My commission expires: 10/07/2016

[464739]

RE: 133 SUMMER STREET, UNIT T-3, SCHOOL STREET CONDOMINIUM, HAVERHILL, MA 01830

P.C.S.

2011031500068 Bk:30290 Pg:70
03/15/2011 10:59 DEED Pg 1/2

Prepared By:
Judith DiGiorgi

Please Record & Return To:

Attn: Deb Poppe
Poppe Mortgage Services
17006 Seven Pines Drive
Spring, TX 77379

TBW 1696456

Parcel ID # 400513

QUIT CLAIM DEED

This Quit Claim Deed is executed this 24, day of February, 2011, by Colonial Bank, whose address is 1601 Bryan St., Dallas, TX 75201, first party to, Taylor, Bean & Whitaker Mortgage Corporation, whose address is 4901 Vineland Road, Suite 120, Orlando, FL 32811, second party:

(Whenever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

WITNESSETH, THAT the said first party, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and Quit-Claim unto the said second party forever, all the right, title, interest, claim and demand which said first party has in and to the following described lot, piece of parcel of land, situated, County of Essex (Southern District) State of Massachusetts.

Legal Description: see Exhibit A

Property Address: 133 Summer Street, Unit T-3, Haverhill, MA. 01830

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said party has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in

The presence of:

Witness: Fraser Stonby-JonesWitness: Noel Reyes

Colonial Bank

By: Lawrence A. McCrieBy: FRANCO MARGAROTTA
Attorney-in-FactPDR as Receiver for Colonial Bank
Attorney in Fact

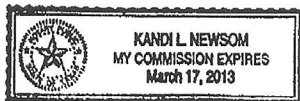
State of Texas
County of Dallas

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared Lawrence A. McCrie, personally known or who has produced Driver's License as identification, and who executed the foregoing instrument.

And Franco Margarotta, Attorney in Fact (R)WITNESS my hand and official seal in the County and State last aforesaid this 24th day of February, 2011.

Kandi L. Newsom

Notary Public

Printed Name: Kandi L. NewsomMy Commission Expires: 03-17-2013

03: 09612 - 07047 - JAF

Exhibit A

All that certain premises and proportionate interest in School Street condominium situated in Haverhill, Essex County, Massachusetts more particularly described as follows:

Unit T-3 of School Street Condominium (the Condominium) created by a Master Deed (the "Master Deed") dated December 1, 1986 and recorded on December 18, 1986 in Essex South District Registry of Deeds, Book 8688, Page 223 as the same may be amended.

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The Premises are conveyed subject to and together with the benefit of: (1) the provisions of Chapter 183A of the General Laws (Ter.E) of the Commonwealth of Massachusetts; (2) the provisions and matters set forth and/or referred to in the Master Deed; (3) the provisions of the instrument creating in the Unit Owners Organization and the By-Laws thereunder as filed with the Master Deed and such Rules and Regulations as may be promulgated thereunder; and (4) the provisions set forth and referred to in a Foreclosure Deed unto the Warren Five Cent Savings Bank recorded in Essex South District Registry of Deeds, Book 10672, Page 247 to which Foreclosure Deed reference is herein made for title.