

Return.
Return Document to:

Erica P. Bigelow, Esq.
Rich May, a Professional Corporation
176 Federal Street
Boston, MA 02110

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 06-03-2013 @ 11:02am
Clk#: 793 Doc#: 44778
Fee: \$2,280.00 Cons: \$500,000.00

Number of Pages: 2

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

Above for Registry use only

Foreclosure Deed

MA54, LLC, a Massachusetts limited liability company,
having a usual place of business at 5600A Broadway, Bronx, New York 10463, holder of a
mortgage from Pine Creek Development Corporation in favor of 54, LLC dated February 7, 2008
recorded with Norfolk Registry of Deeds in Book 25495, Page 189, and assigned to the present
holder by Assignment of Mortgage dated February 25, 2008 and recorded with said Registry of
Deeds in Book 25619, Page 411

by the power conferred by said mortgage and every other power,

for Five Hundred Thousand Dollars (\$500,000.00) paid

grants to Norfolk Holding LLC, a Massachusetts limited liability company, with a mailing
address of: 5600A Broadway, Bronx, New York 10463
the premises conveyed by said mortgage.

Executed as a sealed instrument this 31st day of May 2012.

MA54, LLC

By: Michael Goldberg, its Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss.

On this 31st day of May, 2012, before me, the undersigned notary public, personally appeared Michael Goldberg, proved to me through satisfactory evidence of identification, which was [check one]

 a NY Driver's License,

 X personal knowledge

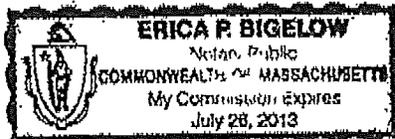
 valid [country] passport

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 as Manager of MA54, LLC.



Notary Public

My Commission Expires: 7/26/13



Return Document to:

Erica P. Bigelow, Esq.
Rich May, a Professional Corporation
176 Federal Street
Boston, MA 02110

Number of Pages: 2

Above for Registry use only

Mortgagee's Affidavit of Sale

I, Michael Goldberg, Manager of MA54, LLC named in the foregoing deed, make oath and say that the principal, interest and tax obligations under a mortgage from from Pine Creek Development Corporation in favor of 54, LLC dated February 7, 2008 in the original principal amount of \$1,900,000.00 recorded with Norfolk Registry of Deeds in Book 25495, Page 189, which mortgage was assigned to MA54, LLC by Assignment of Mortgage dated February 25, 2008 and recorded with said Registry of Deeds in Book 25619, Page 411, were not paid or tendered or performed when due or prior to the sale,

and that I caused to be published on April 26, 2012, May 3, 2012 and May 10, 2012 in the Walpole Times, a newspaper published or by its title page purporting to be published in Walpole, Massachusetts, and having a circulation therein and in Norfolk, Massachusetts, a notice, a true copy of which is attached hereto as Exhibit A.

I also 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 a Notice of Sale pursuant to Section 7425(c) of the Internal Revenue Code.

Pursuant to said notice at the time and place therein appointed, MA54, LLC sold the mortgaged premises at public auction by Paul Talkowski, of Daniel J. Flynn & Co., Inc. a duly licensed auctioneer, to

Norfolk Holding LLC for

Five Hundred Thousand Dollars (\$500,000) being the highest bid made therefore at said auction.

Signed under the pains and penalties of perjury this 31st day of May, 2012.

By: Michael Goldberg, Manager
MAS4, LLC

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss.

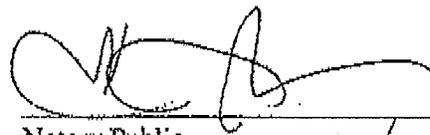
On this ____ day of June, 2012, before me, the undersigned notary public, personally appeared Michael Goldberg, proved to me through satisfactory evidence of identification, which was [check one]

____ a NY Driver's License,

2 personal knowledge

____ valid _____ [country] passport

to be the person whose name is signed on the preceding or attached document, and 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.



Notary Public
My Commission Expires: 7/26/2013

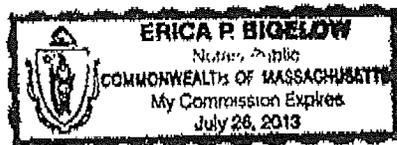


EXHIBIT A

**OFF ROCKWOOD RD.
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 Pine Creek Development Corporation in favor of 54, LLC dated February 7, 2008 recorded with Norfolk Registry of Deeds in Book 25495, Page 189, of which mortgage MA54, LLC is the present holder, for breach of the condition of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 10 A. M. on May 31, 2012, on the mortgaged premises located off Rockwood Road, near Rockwood Road, and Boardman Street, in Norfolk, Norfolk County, Massachusetts, all and singular the premises described in said mortgage:

To wit:
The land in Norfolk, Norfolk County, Massachusetts, bounded and described as follows, to wit:

Beginning at the southeasterly corner on the northerly side of Boardman Street at a fence at the land of Herman Nispel, thence

Northerly 916 ft. more or less along land of Herman Nispel, Frank P. Stengel and Clarence Nispel to other land of Herman Nispel to an iron pipe and a pile of stones at a corner on said Herman Nispel's land, thence

Westerly 320 ft. more or less along land of said Herman Nispel to a large pine stump and an iron pipe in a wall, thence

Northerly 438 ft., more or less along a wall and land of Herman Nispel to an iron pipe in the wall, thence

Northwesterly along land of Geneva G. Hall to an iron pipe at a corner of land of Ernest Glass; thence

Southwesterly along said Glass's land to a stone wall, thence continuing

Southwesterly along the stone wall and land of Glass to a corner in the wall, thence

Northwesterly on said wall to a corner in the wall, thence

Southwesterly along land of Olga B. Sachs to

a bound at a corner of land of Louis C. Chase, thence

Southerly 656 ft. along land of Louis C. Chase, Clinton H. Rockwood and Henry B. Rockwood to a cement post, thence

Westerly 250 ft. along said Henry B. Rockwood's land to a cement post on the easterly side of Rockwood Road, thence

Southerly along said Rockwood Road to a black oak tree at a corner of land of David Cowell, thence

Southeasterly along land of said David Cowell to a bound at a corner of land of Arthur M. Sumner, thence

Easterly along said Sumner's land to an iron pipe at a corner of said Sumner's land and land of Ida M. Thurston, thence

Northerly 352 ft. along said Thurston's land to an iron pipe, thence

Easterly 231 ft. along said Thurston's land to an iron pipe at land of Alice M. Fale's land, thence

Northerly 176 ft. along said Fale's land to a corner, thence

Easterly 330 feet along said Fale's land to a corner, thence

Southerly 528 feet along said Fale's land to an iron pipe on the northerly side of Boardman Street, thence

Easterly 627 ft. along said Boardman Street to the point of beginning.

Containing thirty eight (38) acres, more or less situated off Juniper Lane, Rockwood Road and Village Green as described in Book 206, Page 501.

Excepting therefrom that portion of land deed to Michael Connolly and Lisa A. Connolly by deed dated October 10, 2001 and recorded at Book 15609, Page 172 bounded and described as follows:

A certain parcel of land together with all buildings and improvements thereon, situated on the Southeasterly side of Village Street, Norfolk, shown as Lot 11A on plan entitled "Resubdivision of Lots 7, 9 & 11 on Plan by Philip A. Wild, Dated April 12, 1960, Land in Norfolk, Mass.," made by Schuyler Clap Company dated December 21, 1961, recorded with the Norfolk County Registry of Deeds as Plan No. 432 of 1962 in Book 3980, Page 167. Lot 11A contains 45,836 square feet of land, more or less, according to said plan.

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 Twenty-five Thousand Dollars (\$25,000.00) 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 Rich May, a Professional Corporation, 176 Federal Street, 6th floor, Boston, MA 02110 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 sale.

MA54, LLC
Present holder of said mortgage
By its attorneys,
Rich May, a Professional Corporation
176 Federal Street, 6th floor
Boston, MA 02110
(617) 556-3800

AD#12730324
Walpole Times 4/26,
5/3, 5/10/12

Quitclaim Deed

Michael Connolly and Lisa A. Connolly being married to each other,
of 14 Whaleback Way, Cape Elizabeth, Cumberland County, Maine, 04107-2618

for consideration paid, and in full consideration of One Hundred Twenty-Five Thousand Dollars (\$
125,000.00)

grants to
Norfolk Holding LLC, a Massachusetts limited liability company, with a mailing address of: 5600A
Broadway, Bronx, New York, 10463

with Quitclaim Covenants

All of our right, title, and interest in and to the premises adjacent to 16 Village Green, Norfolk, Norfolk
County, Massachusetts, which premises were acquired by deed from the Pine Creek Development
Corporation, dated October 10, 2001 and recorded with the Norfolk County Registry of Deeds in Book
15609, Page 172, as diminished by deed from us in favor of Bradley A. Walker and Anna V. Alcaraz,
recorded May 12, 2008 in Book 25754, Page 125, and which premises retained by us are more
completely described on Exhibit A, annexed hereto.

The premises are conveyed subject to, and with the benefit of, the terms and provisions of a certain
Conveyance Agreement recorded with said Deeds in Book 25495, Page 184.

We certify that the property is not homestead property nor is it the principal residence of the grantor or
any other person including spouses, former spouses, partners or former partners in a civil union, entitled
to the benefit of a Homestead in the property.

Signatures are on the next page

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

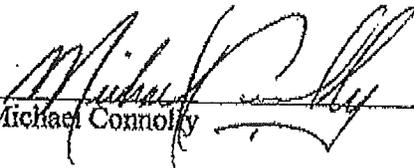
CERTIFY

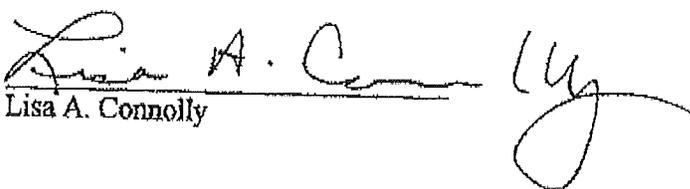
William P O'Donnell
WILLIAM R. O'DONNELL, REGISTER

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 01-29-2014 @ 12:09pm
Ct1#: 613 Doc#: 7083
Fee: \$570.00 Cons: \$125,000.00

Property Address:
Address of Grantee:
land adjacent to 16 Village Green, Norfolk
5600A Broadway, Bronx, New York, 10463

Witness our hands and seals this ___ day of January, 2014


 Michael Connolly


 Lisa A. Connolly

State of Maine

Cumberland, ss.

On this 22 day of January 2014 before me, the undersigned notary public, personally appeared Michael Connolly proved to me through satisfactory evidence of identification, which were me driver license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it as his free act and deed.


 Notary Public
 My Commission Expires:

ALISON D. SCHNELLER
Notary Public, Maine
My Commission Expires May 8, 2017

On this 22 day of January 2014 before me, the undersigned notary public, personally appeared Lisa A. Connolly, proved to me through satisfactory evidence of identification, which were me driver license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it as her free act and deed.


 Notary Public
 My Commission Expires:

ALISON D. SCHNELLER
Notary Public, Maine
My Commission Expires May 8, 2017

Exhibit "A"

Land in the Town of Norfolk, Norfolk County, Massachusetts, bounded as follows:

Beginning at the Northeasterly corner of that certain parcel of land situated on the Southeasterly side of Village Green in Norfolk, Norfolk County, Massachusetts and being shown as Lot 11A on a plan entitled "Resubdivision of Lots 7, 9 & 11 on Plan by Philip A. Wild, Dated April 12, 1960, Land in Norfolk, Mass.," made by Schuyler Clap Company dated December 21, 1961, recorded with Norfolk Registry of Deeds as Plan No. 432 of 1962 in Book 3980, Page 157; thence

South 49 degrees 05' 59" East a distance of One Hundred Ninety-Seven and 71/100 (197.71) feet; thence

South 41 degrees 55' 31" West a distance of Seventy-Seven and 05/100 (77.05) feet; thence

North 49 degrees 58' 24" West a distance of One Hundred Sixty-Four and 40/100 feet (164.40) feet; thence

By a curve to the left having a radius of Thirty (30.00) feet, a distance of Forty-Six and 45/100 (46.45) feet; thence

North 57 degrees 59' 50" West a distance of 3/100 (0.03) feet; thence

North 39 degrees 54' 01" East a distance of Nineteen and 22/100 (19.22) feet; thence

By a curve to the right having a radius of Thirty (30.00) feet, a distance of Twenty-Three and 26/100 (23.26) feet; thence

By a curve to the left having a radius of Forty (40.00) feet, a distance of Seventy-Two and 89/100 (72.89) feet; thence

North 39 degrees 54' 01" East a distance of Six and 01/100 (6.01) feet, to the point of beginning.

Containing, 14,602 square feet, more or less.

Being a portion of the premises conveyed to us by Pine Creek Development Corporation, by deed dated October 10, 2001 and recorded with the Norfolk County Registry of Deeds in Book 15609, Page 172, excepting and excluding therefrom a deed from us in favor of Bradley A. Walker and Anna V. Alcaraz, recorded May 12, 2008 in Book 25754, Page 125. Meaning and intending to convey hereby, the premises remaining after said deed to Walker and Alcaraz, however otherwise the same may be bounded and described.