CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/05/17

MAINE REAL ESTATE TAX PAID

FORECLOSURE DEED

KNOW ALL BY THESE PRESENTS, that Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust with a mailing address of c/o Rushmore Loan Management Services, LLC,15480 Laguna Canyon Road, Suite 100, Irvine, California 92618 (GRANTOR), for consideration paid, the receipt of which is hereby acknowledged, does hereby give, grant, convey and release unto H&K, LLC with a mailing address of 76 Morning Street, Portland, ME 04101 (GRANTEE) its successors and assigns forever, that certain lot or parcel of land, with any buildings thereon, located at 26 Moody Street, Portland, County of Cumberland, Maine, 04101, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

BEING THE SAME PREMISES described in a Mortgage Deed of Marla J. Michaels, dated October 24, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25576, Page 303, which mortgage was foreclosed by civil action pursuant to 14 M.R.S.A §6321 et seq. in Maine District Court, Portland Docket No. PORSC-RE-16-90, entitled Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust v. Marla J. Michaels. Evidence of compliance with 14 M.R.S.A. §6323(1) is attached hereto.

Notwithstanding the date of execution or acknowledgement, this deed shall not be deemed delivered and the conveyance of the subject property and assignment of rights shall not be effected until this deed has been recorded in the Cumberland County Registry of Deeds.

IN WITNESS WHEREOF, the said Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, has caused these presents to be signed and
sealed this 23 day of FEBRUARY, 2017

SEAL

Rushmore Loan Management Services, LLC as attorney in fact for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust

By: _____
Print Name: GLORIA A. ROCHA
Title: VICE PRESIDENT

State of _____
County of _____

Personally appeared before me this ____day of _____, 2017,

_____, _____ Rushmore Loan Management Services, LLC as attorney in fact for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition, and acknowledged the foregoing to be his/her free act and deed in said capacity.

_____

See Attached Acknowledgment

Notary Public
My Commission Expires:

See Attached Acknowledgment

15-022285

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of orange)

On February 23, 2017 before me, Brittany Brenes, Notary Public
(insert name and title of the officer)

personally appeared Gloria A. Rocha,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) as the free act and deed of the grantor, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

BRITTANY BRENES
Notary Public - California
Orange County
Commission # 2169041
My Comm. Expires Oct 22, 2020

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EXHBIT A
26 Moody Street, Portland, Maine

A certain lot or parcel of land with the buildings thereon, situated on the southeasterly side of Moody Street in the City of Portland, County of Cumberland and State of Maine, and being bounded and described as follows:

Beginning at a point on the southeasterly side line of said Moody Street, said point being situated forty (40) feet northeasterly from the intersection of the aforesaid line of Moody Street and the easterly side line of Vesper Street, so called; thence northeasterly along the southeasterly side line of Moody Street forty (40) feet, said point being eighty (80) feet from the intersection of said side line of Moody Street and the westerly side line of Morning Street; thence southeasterly parallel to said Morning Street sixty (60) feet to a point; thence southwesterly parallel to said Moody Street forty (40) feet to a point; thence northwesterly parallel to said Vesper Street sixty (60) feet to the point of beginning.

Being the same premises conveyed to John A. Michaels, Marla J. Michaels and John Pai dated by warranty deed from Stephen E. Malia and Mary G. Malia dated October 5, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8504, Page 147. Reference is made to a quitclaim deed with covenant from John A. Michaels, Marla J. Michaels and John Pai to John A. Michaels and Marla J. Michaels dated October 6, 1993 and recorded in said Registry of Deeds in Book 11012, Page 42. John A. Michaels deceased March 21, 1995, leaving Marla J. Michaels as surviving joint tenant.

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EVIDENCE OF COMPLIANCE WITH 14 M.R.S.A. §6323(1)

In accordance with the Judgment of Foreclosure and Sale entered September 28, 2016, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust caused a Notice of Public Sale to be published in the Portland Press Herald on January 9, 2017, January 16, 2017, and January 23, 2017. This newspaper is of general circulation in Cumberland County, and the first publication was within 90 days of the expiration of the period of redemption. An affidavit of this publication is attached hereto.

Pursuant to the Notice of Public Sale, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust conducted a sale of the property at 26 Moody Street, Portland, ME 04101 on February 9, 2017 at the Law Office of Shapiro & Morley, LLC, 707 Sable Oaks Dr., Suite 250, South Portland, Maine 04106.

At said sale, the property was sold to H&K, LLC, as the highest bidder.

Above information supplied by Shapiro & Morley, LLC, Attorneys for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust.

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Portland Press Herald
Maine Sunday Telegram
www.pressherald.com

Legal Advertisement

NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered September 28, 2016 in the action entitled **Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition v. Maria J. Michaels**, by the Cumberland County Superior Court, Docket No. PORSC-RE-16-90, wherein the Court adjudged the foreclosure of a mortgage granted by Maria J. Michaels to Mortgage Electronic Registration Systems, Inc., as nominee for GMAC Mortgage, LLC f/k/a GMAC Mortgage Corporation, its successors and assigns dated October 24, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25576, Page 303, the period of redemption having expired, a public sale of the property described in the mortgage will be conducted on **Thursday, February 9, 2017, commencing at 10:00 AM, at the Law Office of Shapiro & Morley, LLC, 707 Sable Oaks Dr., Suite 250, South Portland, Maine 04106.**

The property is located at 26 Moody Street, Portland, Maine.

The sale will be by public auction. All bidders for the property will be required to make a deposit of $5,000.00 in cash, certified or bank check at the time of the public sale made payable to Shapiro & Morley, LLC, which deposit is non-refundable as to the highest bidder. The balance of the purchase price shall be paid within thirty (30) days of the public sale. In the event a representative of the mortgagee is not present at the time and place stated in this notice, no sale shall be deemed to have occurred and all rights to reschedule a subsequent sale are reserved. Additional terms will be announced at the public sale.

Shapiro & Morley, LLC, 707 Sable Oaks Dr., Suite 250, South Portland, Maine 04106. (207) 775-6223.

I, Joan M. Jensen, Classified Legal Clerk of the Portland Press Herald and Maine Sunday Telegram newspapers of Portland, Maine, do hereby certify that the attached advertisement appeared in the January 9, January 16 and January 23, 2017 editions of the Portland Press Herald.

Classified Legal Clerk

Subscribed and sworn to before me this 27th day of January, 2017

Notary Public

My commission expires

RICHARD W. DeBRUIN
Notary Public, Maine
My Commission Expires February 4, 2021

Received
Recorded Register of Deeds
Apr 18,2017 10:58:40A
Cumberland County
Nancy A. Lane

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City of Portland 389 Congress St., Portland, ME 04101 Real Estate Property Tax Statement		FY 2018	For Fiscal Year 2018 July 1, 2017 - June 30, 2018	
DUE SEPT 08, 2017	DUE MARCH 09, 2018	AMOUNT PAID	INTEREST DUE	PAY THIS AMOUNT
$3,145.75	$3,145.75	$0.00	$0.00	$3,145.75

CBL: 003 - E-006-001
H&K LLC
76 MORNING ST
PORTLAND ME 04101

ACCOUNT NUMBER: 514
ACRES: 0.0551

Owner of Record as of April 1, 2017
H&K LLC
76 MORNING ST
PORTLAND ME 04101

Assessed Property Description:
3-E-6
MOODY ST 24
2400 SF

CURRENT BILLING DISTRIBUTION		
Education	$3,083	48.90%
Public Safety	$1,145	18.00%
Debt Service	$837	13.20%
Public Works	$377	5.80%
County Tax	$220	3.30%
Health & Human Services	$107	2.50%
Library	$145	2.30%
Recreation & Facil. Mgmt	$233	3.40%
Metro	$101	1.60%
General Government	$44	1.00%
		100.00%

CURRENT BILLING INFORMATION	
Land Value	$154,500
Building Value	$136,100
Total Value	$290,600
Exemptions	$0
Homestead	$0
Taxable Value	$290,600
Tax Rate	$21.65
TOTAL TAX	$6,291.50
AMOUNT PAID	$0.00

KEEP THIS PORTION FOR YOUR RECORDS

FOR IMPORTANT PAYMENT INFORMATION, PLEASE SEE BACK OF BILL