

DETAILS REPORT

**Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	Document Type	Town	Book/Vlm/Page	File Date
40160	ASSIGNMENT	PORTLAND	27069/295	07/08/2009
Street	Street Name	Description		
Grantor	Grantee	Street	Property Description	
COUNTRYWIDE HOME LOANS INC , GRAHAM RONALD J, GRAHAM PRISCILLA A	BAC HOME LOANS SERVICING L P			
References				
Book/Vlm/Page	Description	Recorded year		
S/24844/219	MORTGAGE	2007		

ASSIGNMENT OF MORTGAGE

KNOW all by these presents that

Countrywide Home Loans, Inc.

with a mailing address of P.O. Box 5170 , Simi Valley, CA 93065 ("Assignor"), the holder of a certain mortgage hereinafter mentioned, for consideration paid, the receipt whereof is hereby acknowledged, hereby assigns to

BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P.

with a mailing address P.O. Box 5170 Simi Valley, CA 93065 ("Assignee") all Assignor's right, title and interest in and to the following mortgage:

Given by: Ronald J. Graham and Priscilla A. Graham
Given to: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for American Home Mortgage

Dated: February 14, 2007
Recorded: Book: 24844 Page: 219

Registry: Cumberland County Registry of Deeds
Property: 313 Warren Avenue , City/Town of Portland, Maine

Received
Recorded Register of Deeds
Jul 08, 2009 09:59:05A
Cumberland County
Paola E. Lovley

Together with all the indebtedness currently due and to become due under the terms of any Promissory Note or evidence of indebtedness secured thereby. To have and to hold the same unto the Assignee and to the successors, legal representatives and assigns of Assignee forever. THIS ASSIGNMENT IS WITHOUT RECOURSE AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE, EITHER EXPRESS OR IMPLIED IN FACT OR IMPOSED BY LAW.

IN WITNESS WHEREOF, the undersigned has caused this Assignment to be executed by its duly authorized representative this JUN 29 2009, 2009.

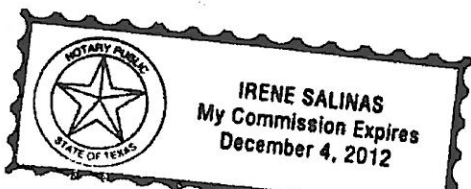
Countrywide Home Loans, Inc.

By: [Signature]
Name: Ken Satsky, Assistant Vice President
Its: [Signature]

State of TEXAS
County of COLLIN

Date: JUN 29 2009

Then personally appeared Ken Satsky, Assistant Vice President, who provided 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), 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 TEXAS that the foregoing paragraph is true and correct. WITNESS my hand and official seal.



Signature: [Signature]
Print name: irene Salinas
Comm. exp.:

DETAILS REPORT

**Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	Document Type	Town	Book/Vlm/Page	File Date
31318	FORECLOSURE	PORTLAND	28784/125	06/28/2011
Street	Street Name	Description		
Grantor	Grantee	Street	Property Description	
GRAHAM RONALD J, GRAHAM PRISCILLA A, BAC HOME LOANS SERVICING L P				
References				
Book/Vlm/Page	Description	Recorded year		
S/24844/219	MORTGAGE	2007		

STATE OF MAINE
CUMBERLAND, ss

DISTRICT COURT
LOCATION - PORTLAND
CIVIL ACTION
DOCKET NO. RE-11-

BAC HOME LOANS SERVICING, L.P. F/K/A
COUNTRYWIDE HOME LOANS SERVICING,
L.P.

PLAINTIFF

V.

RONALD J. GRAHAM and PRISCILLA A.
GRAHAM

DEFENDANTS

COMPLAINT FOR FORECLOSURE BY CIVIL ACTION
TITLE TO REAL ESTATE IS INVOLVED
PROPERTY ADDRESS: 313 Warren Avenue, Portland, Cumberland County, Maine
MORTGAGE RECORDED IN CUMBERLAND COUNTY
REGISTRY OF DEEDS IN BOOK 24844 PAGE 219

NOW COMES the Plaintiff, BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P., by and through its attorneys, Shechtman Halperin Savage, LLP, and complains against the Defendants pursuant to 14 M.R.S.A. § 6321 et seq., saying further as follows:

PARTIES

1. Plaintiff, BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. ("BAC Home Loans"), is an entity having a principal place of business located at P.O. Box 5170, Simi Valley, CA 93065.

2. Ronald J. Graham and Priscilla A. Graham ("Defendants") are individuals who, upon information and belief, reside at 313 Warren Avenue, Portland, ME 04103.

3. Defendants is the owner of certain real property located at 313 Warren Avenue, Portland, Cumberland County, Maine (the "Premises") by virtue of a deed from Thomas I Dorr and Kelly A Dorr and Jon B Hebert, previously incorrectly referred to as Jon E Hebert, and Priscilla V Hebert and dated February 14, 2007, and recorded in the Cumberland County Registry of Deeds on February 15, 2007, in Book 24844 at Page 217.

4. By virtue of possession, Plaintiff is the current holder of a certain promissory note (the "Note") in the original principal amount of \$165,000.00 which one or more of the Defendants

executed and delivered to American Home Mortgage on or about February 14, 2007. A copy of the Note is attached to the Complaint filed with the above Court as Exhibit A.

5. To secure the Note, on February 14, 2007, Defendants executed and delivered to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for American Home Mortgage a mortgage (the "Mortgage") of the Premises, in the amount of \$165,000.00, which Mortgage was recorded in the Cumberland County Registry of Deeds in Book 24844 at Page 219. A copy of the Mortgage is attached to the Complaint filed with the above Court as Exhibit B, to which reference is hereby made for a more particular description of the mortgaged real estate.

6. Plaintiff is the current holder of the mortgage. A copy of any Assignment(s) is attached to the Complaint filed with the above Court as Exhibit C.

7. Defendants are presently in default under terms of the Note and Mortgage, having failed to make the monthly payment due February 1, 2009, and having failed to make all payments due thereafter.

8. In compliance with 14 M.R.S.A. §6111 and the terms of the Mortgage, BAC Home Loans gave Notice of Default to the Defendants and all other signatories of the Note and Mortgage. A copy of the Notice of Default is attached to the Complaint filed with the above Court as Exhibit D.

9. Defendants has failed to cure the default, and in accordance with the terms of the Note and Mortgage, BAC Home Loans has declared the entire outstanding principal amount, accrued interest thereon, and all other sums due under the Note and Mortgage to be presently due and payable.

10. As of June 21, 2011, the amounts due to BAC Home Loans under the terms of the Note and Mortgage are:

Principal balance	\$167,829.25
Accrued interest	\$16,590.64
Recording fee	\$16.00
Late charges	\$775.50
Fees due	\$1,367.00
Outstanding Legal Fees	\$1,234.00
<u>Escrow balance due</u>	<u>\$12,896.07</u>
TOTAL	\$201,057.72

Additional interest will accrue on said principal balance from said date at a rate of \$18.39 per day, plus costs of collection, including reasonable attorneys' fees and costs.

11. BAC Home Loans anticipates that additional disbursements will be made for attorney's fees and other services rendered during the foreclosure and sale.

12. By virtue of Defendants' breach of condition, BAC Home Loans hereby demands a foreclosure and sale of the Premises.

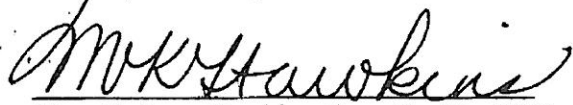
WHEREFORE, BAC Home Loans prays that this Honorable Court:

- A. Determine that there has been a breach of condition of the Mortgage;
- B. Determine the amounts due under the Note and secured by the Mortgage, including principal, interest, reasonable attorney's fees, court costs and other expenses;
- C. Find that the Defendants is liable for any deficiency balance remaining due to BAC Home Loans after the sale of the mortgaged real estate and application of the proceeds of sale to the extent one or more of Defendants may be liable therefore, and/or as affected by the terms of the United States Bankruptcy Code, if applicable;
- D. Issue a Judgment of Foreclosure and Sale in conformity with Title 14, M.R.S.A. § 6322;
- E. Order exclusive possession of the real estate to BAC Home Loans upon the expiration of the statutory ninety (90) day period of redemption and direct the clerk to issue a Writ of Possession at the request of BAC Home Loans; and
- F. Grant such other and further relief as the Court may determine proper.

Respectfully submitted,

BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P.

By its Attorneys,
Shechtman Halperin Savage, LLP

By: 
Mary Kathryn Hawkins, Esq., Bar No. 4707

Dated June 21, 2011

Shechtman Halperin Savage, LLP
1080 Main Street
Pawtucket, RI 02860
(877) 575-1400

the real estate
90 day period of red
request to BAC Home L
for the purpose of the
BAC Home Loans

NOTICE OF IMPORTANT RIGHTS

THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

The creditor to whom the debt is owed is BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P.

The amount owed to the creditor as of June 21, 2011, is \$201,057.72. This figure does not include attorneys' fees, costs or expenses for which you may be responsible under the loan documents. Please contact this office for reinstatement or payoff information if desired.

The name of the original creditor is **American Home Mortgage**.

The name of the original mortgagee **Mortgage Electronic Registration Systems, Inc., acting solely as nominee for American Home Mortgage**.

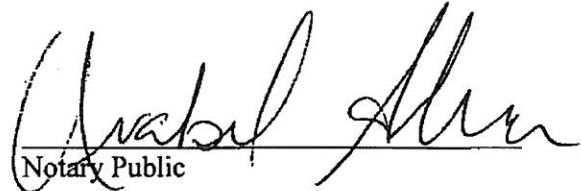
YOU HAVE THE RIGHT TO MAKE A WRITTEN OR ORAL REQUEST THAT TELEPHONE CALLS REGARDING YOUR DEBT WILL NOT BE MADE TO YOU AT YOUR PLACE OF EMPLOYMENT. ANY SUCH ORAL REQUEST WILL BE VALID FOR ONLY 10 DAYS UNLESS YOU PROVIDE WRITTEN CONFIRMATION OF THE REQUEST POSTMARKED OR DELIVERED WITHIN 7 DAYS OF SUCH REQUEST. YOU MAY TERMINATE THIS REQUEST BY WRITING TO THE CREDITOR.

UNLESS YOU NOTIFY THIS OFFICE WITHIN 30 DAYS AFTER RECEIVING THIS NOTICE THAT YOU DISPUTE THE VALIDITY OF THE DEBT OR ANY PORTION THEREOF, THIS OFFICE WILL ASSUME THIS DEBT IS VALID. IF YOU NOTIFY THIS OFFICE IN WRITING WITHIN 30 DAYS FROM RECEIVING THIS NOTICE, THIS OFFICE WILL OBTAIN VERIFICATION OF THE DEBT AND WILL MAIL YOU A COPY OF SUCH VERIFICATION.

UPON WRITTEN REQUEST WITHIN 30 DAYS AFTER RECEIPT OF THIS NOTICE, WE WILL PROVIDE YOU THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR IF IT IS DIFFERENT FROM THE CURRENT CREDITOR. NOTWITHSTANDING ANY OF THE PROVISIONS OF THIS IMPORTANT NOTICE OF YOUR RIGHTS, WE RESERVE THE RIGHT TO BRING A LAWSUIT AGAINST YOU WITHIN THE 30-DAY PERIOD.

STATE OF Rhode Island
COUNTY OF Providence

On JUNE 21, 2011, personally appeared the above-named Mary Kathryn Hawkins attorney for the Plaintiff and acknowledged the foregoing instrument to be his/her free act and deed in such capacity and the free act and deed of the Plaintiff, and swore to the truth of the foregoing to his/her own personal knowledge, before me.



Notary Public

Printed Name: Anabel Silva
Notary Public
My Commission Expires 9/21/2013
My Comm. Expires 9/21/2013

Received
Recorded Register of Deeds
Jun 28, 2011 09:29:30A
Cumberland County
Pamela E. Lovley

DETAILS REPORT

**Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	Document Type	Town	Book/Vlm/Page	File Date
72735	ASSIGNMENT	PORTLAND	30218/297	12/14/2012
Street	Street Name	Description		
Grantor	Grantee	Street	Property Description	
BANK OF AMERICA N A , GRAHAM PRISCILLA A, GRAHAM RONALD J	NATIONSTAR MORTGAGE LLC			
References				
Book/Vlm/Page	Description	Recorded year		
S/24844/219	MORTGAGE	2007		

Prepared by: MARGARET MAGALLAN
1800 TAPO CANYON ROAD
SIMI VALLEY, CA 93063
Phone#: (213) 345-0981

Recording requested by:
BANK OF AMERICA, N.A.

When recorded mail to:
BANK OF AMERICA, N.A.
DOCUMENT PROCESSING MAIL CODE
TX2-979-01-19
4500 AMON CARTER BLVD.
FORT WORTH, TX 76155
Attn: ASSIGNMENT UNIT

CORPORATION ASSIGNMENT OF MORTGAGE
Doc. ID# 64814948438168100
Commitment# A58881

For value received, the undersigned, BANK OF AMERICA, N.A., 1800 TAPO CANYON ROAD, SIMI VALLEY, CA 93063, hereby grants, assigns and transfers to:
NATIONSTAR MORTGAGE, LLC
350 HIGHLAND DR., LEWISVILLE, TX 75067-4177

All its interest under that certain Mortgage dated 2/14/07, executed by:
RONALD J GRAHAM and PRISCILLA A GRAHAM, Mortgagor as per MORTGAGE recorded as
Instrument No. 9802 on 2/15/07 in Book 24844 Page 219 of official records in
the County Recorder's Office of CUMBERLAND County, MAINE.
Tax Parcel = 000032918, PORTLAND CITY TAX COLLECTOR
Original Mortgage \$165,000.00
313 WARREN AVENUE, PORTLAND, ME 04103

Together with the Note or Notes therein described or referred to, the money
due and to become due thereon with interest, and all rights accrued or to
accrue under said Mortgage.

Dated: 11/07/2012 BANK OF AMERICA, N.A.


By 
CARMEN DENA, ASSISTANT VICE PRESIDENT

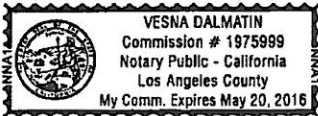
State of California
County of Ventura

On 11/07/2012 before me, VESNA DALMATIN, Notary Public, personally appeared
CARMEN DENA, 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), 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: 
VESNA DALMATIN



Received
Recorded Register of Deeds
Dec 14, 2012 11:37:54A
Cumberland County
Pamela E. Lavley

DETAILS REPORT

**Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	Document Type	Town	Book/Vlm/Page	File Date
17984	FORECLOSURE	PORTLAND	31479/14	05/02/2014
Street	Street Name	Description		
Grantor	Grantee	Street	Property Description	
GRAHAM RONALD J, GRAHAM PRISCILLA A	NATIONSTAR MORTGAGE LLC			
References				
Book/Vlm/Page	Description	Recorded year		
S/24844/219	MORTGAGE	2007		

NATIONSTAR MORTGAGE LLC

PLAINTIFF

V.

RONALD J. GRAHAM and PRISCILLA
A. GRAHAM

DEFENDANTS

STATE OF MAINE
Cumberland, ME, Clerk's Office

MAR 11 2014

RECEIVED



JUDGMENT OF FORECLOSURE AND SALE
TITLE TO REAL ESTATE IS INVOLVED
PROPERTY ADDRESS: 313 Warren Avenue, Portland, Cumberland County, Maine
MORTGAGE RECORDED IN CUMBERLAND COUNTY
REGISTRY OF DEEDS IN BOOK 24844 PAGE 219

This matter came before the Court on February 25, 2014. After hearing, Plaintiff appearing and [the Defendants having appeared/having not appeared] the Court finds as follows:

1. That Defendants have breached the condition of Plaintiff's mortgage dated February 17, 2007, (the "Mortgage") and recorded in the Cumberland County Registry of Deeds in Book 24844 at Page 329, by failing to make payments on the promissory note (the "Note"), executed of even date and secured by said Mortgage.

2. As of February 25, 2014, the total amount due under the terms of said Note and Mortgage is \$238,492.69.

A detailed accounting is attached hereto as Schedule A.

Pursuant to 14 M.R.S.A. §§ 1602-B and 1602-C, the prejudgment interest rate 4.000% per annum of said principal balance and the post-judgment interest rate is 6.160% per annum.

Plaintiff is awarded an additional amount of \$2,550.00 in attorney fees.

Plaintiff is entitled to add any additional amounts advanced by Plaintiff to perfect its mortgage security.

STATE OF MAINE
Cumberland, ME, Clerk's Office

SECOND: To be paid to Defendants or in accordance with any further order of this Court.

4. The Plaintiff's claim for attorney's fees is integral to the relief sought, within the meaning of M.R. Civ. P. 54(b)(2), and there is no just reason for delay in the entry of final judgment for Plaintiff on all claims.

WHEREFORE, it is hereby ordered and decreed that if the Defendants do not pay the Plaintiff the amount due, together with accrued interest and late charges as set forth above, within ninety days of the date hereof, Plaintiff shall sell the mortgaged real estate pursuant to 14 M.R.S.A. §6321 et seq. and disburse the proceeds of said sale after deducting the expenses thereof, in the amounts and priorities as determined above. The surplus, if any, shall be deposited with the Clerk for the benefit of the Defendants in accordance with the statute, unless said Defendants enter an appearance in this action.

Plaintiff is granted exclusive possession of the real estate mortgaged to it upon expiration of the statutory ninety (90) day redemption period. A Writ of Possession shall be issued to Plaintiff for possession of said real estate if it is not redeemed, as aforesaid.

Find that the Defendants are liable for any deficiency balance remaining due to Plaintiff after the sale of the mortgaged real estate and application of the proceeds of sale to the extent the Defendants may be liable therefore, and/or as affected by the terms of the United States Bankruptcy Code, if applicable;

The following provisions are set forth pursuant to 14 M.R.S.A. §2401:

1. The names and addresses, if known, of all parties to the action, including the counsel of record, are set forth in Schedule B attached hereto
 2. The docket number is RE-11-192.
 3. The Court finds that all parties have received notice of the proceeding in accordance with the applicable provisions of the Maine Rules of Civil Procedure. Such notice was not given pursuant to an order of court.
 4. The street address and a description of the real estate involved is set forth in Schedule C attached hereto.
 5. The Plaintiff is responsible for recording the attested copy of the judgment and for paying the appropriate recording fees.
-

DATED: March 13, 2014

[Signature]
Judge, District Court

Date entered in the docket book: 3/17/2014

STATE OF MAINE
Cumberland, ss. Clerk's Office

MAR 14 2014

RECEIVED

CERTIFICATION OF CLERK PURSUANT TO 14 M.R.S. § 2401(3)(F)

Pursuant to 14 M.R.S. § 2401(3)(F), it is hereby certified that no notice of appeal of the Judgment of Foreclosure and Sale in this matter was filed with the Clerk of Court in this action within the appeal period following the entry of judgment.

Dated: April 25, 20 14

Admin

[Signature]
Clerk of Court

A True Copy

Attest:

[Signature]
Clerk of Courts



Loan Number [REDACTED] PO Dt 2/26/14 Int Paid To 1/01/09
 Inv# ASD Loan Type 05 Sub Code 00 Next Due Dt 2/01/09 Int Rate 4.000
 Prin Bal 167,829.25 Per Diem Int 18.39 Interest Calcs 34,585.04

Optional Items to I-Include or O-Omit:

Plan Number 00001

<u>O</u> Escrow Balance	.00	<u>I</u> Total Late Charges	70.50
Interest on Escrow	.00	<u>I</u> Total NSF Charges	.00
<u>I</u> Escrow Advance	29,225.63	<u>I</u> Optional Ins Payment	.00
<u>O</u> Misc Suspense Bal	.00	<u>I</u> Prepayment Penalty	.00
<u>O</u> Forbearance Bal	.00	<u>I</u> Last FHA PMI Premium	.00
<u>O</u> B235 Balance	.00	<u>I</u> Other Fees Due	.00
<u>O</u> Haz Suspense Bal	16,943.68	<u>I</u> Rebate Points Financed	<u>0000000</u>
Int on Haz Loss	.00	<u>O</u> Deferred Principal	.00
<u>I</u> Investor Advance	.00	<u>O</u> Recording Fee	<u>00000</u>
<u>I</u> Corp Advance Bal	6,766.27-	<u>O</u> Quote fee	<u>00000</u>
<u>O</u> Corp Expense Bal	128.00-	<u>I</u> Oth1 <u>Prepayment Penalty</u>	<u>000000</u>
<u>O</u> Default Int Due	.00	<u>I</u> Oth2 <u>COUNTY RECORDING FEE</u>	<u>001600</u> +
<u>I</u> Deferred Interest	.00	<u>I</u> MBS Liq Difference	.00
<u>O</u> Prepaid Ins Rebate	.00		
Accept Quote - Y/N <u>N</u>		PO Amt	238,492.69

Lewisville, TX 75067

Counsel: James M. Garnet, Esq.
Shechtman Halperin Savage, LLP
1080 Main Street
Pawtucket, RI 02860

Party: Ronald J. Graham
Priscilla A. Graham
313 Warren Avenue
Portland, ME 04103

Counsel: None known

Warren Avenue, in the City of Portland, County of Cumberland and State of Maine and bounded and described as follows:

Beginning at a point seventy-two (72) feet northerly from said Warren Avenue which point is marked by an iron rod in the ground; thence

southeasterly a distance of fifty-two (52) feet to an iron rod in the ground; thence

northeasterly a distance of fifteen (15) feet to an iron rod in the ground; thence

southeasterly a distance of one hundred (100) feet, more or less, to land formerly of W. A. Scott; thence

northeasterly by said Scott land a distance of thirty-five (35) feet, more or less, to land now of Worden; thence

northwesterly by said Worden's land a distance of one hundred fifty-five feet and six inches (155'.6") to an iron rod in the ground; thence

southeasterly a distance of fifty (50) feet, more or less, to the point of beginning.

This conveyance is made together with a right of way over other land of Santo DiBiase, et al., for both persons and vehicles from the premises herein described to said Warren Avenue.

Being the same premises conveyed to the mortgagors herein by deed of Thomas I. Dorr, Kelly A. Dorr, Jon B. Hebert and Priscilla V. Hebert, of even or recent date, to be recorded herewith in the Cumberland County Registry of Deeds.

DETAILS REPORT

**Note: Report is Sorted in Ascending Order by Office, Recorded Date, Document Number

Doc#	Document Type	Town	Book/Vlm/Page	File Date
61363	DEED	PORTLAND	31987/338	12/22/2014
Street	Street Name	Description		
Grantor	Grantee	Street	Property Description	
NATIONSTAR MORTGAGE LLC , GRAHAM RONALD J, GRAHAM PRISCILLA A	FEDERAL HOME LOAN MORTGAGE CORP			
References				
Book/Vlm/Page	Description	Recorded year		
S/24844/219	MORTGAGE	2007		

Property Address:
313 Warren Avenue
Portland, ME 04103

**QUITCLAIM DEED WITHOUT COVENANT
CORPORATE GRANTOR**

MAINE REAL ESTATE TAX PAID

KNOW ALL BY THESE PRESENTS,

THAT Nationstar Mortgage LLC, organized and existing under the laws of the United States of America, and having a place of business in Lewisville, TX, acting pursuant to a Judgment of Foreclosure and Sale entered on March 17, 2014, in the Maine District Court, Division of Portland located in Portland, Maine, Docket No. RE-11-192, under 14 M.R.S.A. §§6321 et seq. for the foreclosure of the Mortgage given by Ronald J. Graham and Priscilla A. Graham to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for American Home Mortgage, its successors and/or assigns, dated February 14, 2007, and recorded in the Cumberland County Registry of Deeds in Book 24844, Page 219, in consideration of One And 00/100 Dollars (\$1.00) and other valuable consideration paid by Federal Home Loan Mortgage Corporation, whose mailing address is 5000 Plano Parkway, Carrollton, TX 75010, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Federal Home Loan Mortgage Corporation, its successors and assigns forever,

A certain lot or parcel of land situated in the Town of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

FOR PROPERTY DESCRIPTION SEE "EXHIBIT A" ATTACHED HERETO

That Nationstar Mortgage LLC, is acting pursuant to a Judgment of Foreclosure and Sale entered on March 17, 2014, in the Maine District Court, Division of Portland located in Portland, Maine, Docket No. RE-11-192. A true attested copy of the Judgment of Foreclosure and Sale is recorded in Book 17984 Page 14 with the Cumberland Registry of Deeds. Said Judgment was granted in favor of current plaintiff, which party had been substituted for prior plaintiff, by Order of the Court dated January 9, 2013.

That Nationstar Mortgage LLC caused a Notice of Public Sale to be published on September 12, 2014, September 19, 2014 and September 26, 2014, in the Portland Press Herald, a newspaper of general circulation in the County of Cumberland, an Affidavit of Publication for which is attached hereto as Exhibit B.

That Nationstar Mortgage LLC caused the sale to occur on October 15, 2014, with Federal Home Loan Mortgage Corporation, being the successful bidder. Grantor does hereby assign, to the extent necessary, to Grantee all rights and interests of Grantor that it, Grantor, has as high bidder at the public foreclosure sale held in connection with the above referenced matter. This deed is given in conformance therewith.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging, to the said Federal Home Loan Mortgage Corporation, its successors and assigns forever.

IN WITNESS WHEREOF, the said Nationstar Mortgage LLC, has caused this instrument to be signed in its corporate name by Albert Nguende, its

Assistant Secretary thereunto duly authorized, this 14th day of November 2014.

Nationstar Mortgage LLC

By: [Signature]

11/14/2014

Name: Albert Nguende

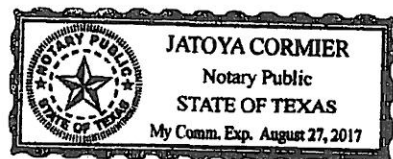
Its: Assistant Secretary

STATE OF Texas
COUNTY OF Denton

In Louisville, Texas, on the 14 day of November, 2014, before me personally appeared Albert Nguende, the Assistant Secretary of Nationstar Mortgage LLC, to me known and known by me to be the party executing the foregoing instrument, and he/she acknowledged said instrument by him/her executed to be his/her free act and deed, and the free act and deed of Nationstar Mortgage LLC.

[Signature]
Notary Public

Printed Name: Jatoya Cormier
My Commission Expires: August 27, 2017



Document Type: Foreclosure Quitclaim Deed
Borrower(s): Ronald J. Graham and Priscilla A. Graham
Property Address: 313 Warren Avenue Portland, ME

Portland Press Herald
Maine Sunday Telegram
www.pressherald.com

EXHIBIT

B

Received
Recorded Register of Deeds
Dec 22, 2014 11:04:36A
Cumberland County
Pamela E. Lovley

PUBLIC NOTICE

NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered March 17, 2014 in the action entitled *Nationstar Mortgage LLC v. Ronald J. Graham et al.*, by the Maine District Court, Division of Portland, Docket No. RE-11-192, wherein the Court adjudged the foreclosure of a mortgage granted by Ronald J. Graham and Priscilla A. Graham to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for American Home Mortgage, its successors and/or assigns dated February 14, 2007 and recorded in the Cumberland County Registry of Deeds in Book 24844, Page 219, should the period of redemption have expired without redemption of the property by the mortgagor(s), a public sale of the property described in the mortgage will be conducted on

October 15, 2014 commencing at 11:00 a.m. at 208 Fore Street, Suite 1, Portland, ME

The property is located at 313 Warren Avenue, Portland, Cumberland County, Maine, reference as described in said mortgage.

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 Shechtman Haiperin Savage LLP, 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 Nationstar Mortgage LLC 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.

Nationstar Mortgage LLC, by its attorneys, Shechtman Haiperin Savage, LLP, James M. Garnet, Esq., Jeffrey J. Hardiman, Esq., 1080 Main Street, Pawtucket, RI 02860, (401) 272-1400. #5136109

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 September 12, September 19 and September 26, 2014 editions of the Portland Press Herald.

Joan M. Jensen
Classified Legal Clerk

Subscribed and sworn to before me this 27th day of September, 2014

Bonnie W. Fossett
Notary Public

My commission expires
March 9, 2020

SEAL

EXHIBIT A

A certain lot or parcel of land with the buildings thereon lying northerly of, but not adjacent to Warren Avenue, in the City of Portland, County of Cumberland and State of Maine and bounded and described as follows:

Beginning at a point seventy-two (72) feet northerly from said Warren Avenue which point is marked by an iron rod in the ground; thence

southeasterly a distance of fifty-two (52) feet to an iron rod in the ground; thence

northeasterly a distance of fifteen (15) feet to an iron rod in the ground; thence

southeasterly a distance of one hundred (100) feet, more or less, to land formerly of W. A. Scott; thence

northeasterly by said Scott land a distance of thirty-five (35) feet, more or less, to land now of Worden; thence

northwesterly by said Worden's land a distance of one hundred fifty-five feet and six inches (155'.6") to an iron rod in the ground; thence

southeasterly a distance of fifty (50) feet, more or less, to the point of beginning.

This conveyance is made together with a right of way over other land of Santo DiBiase, et al., for both persons and vehicles from the premises herein described to said Warren Avenue.