Doc # 2009001508
Book 9956 Page 0113

NO TRANSFER TAX PAID

17.52

FORECLOSURE DEED

KNOW ALL BY THESE PRESENTS, that U.S. Bank, National Association, as trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-OPT2 Asset Backed Pass-Through Certificates Series 2005-OPT2 with a mailing address of 60 Livingston Avenue, St. Paul, MN 55107 (GRANTOR), for consideration paid, the receipt of which is hereby acknowledged, does hereby give, grant, convey and release unto, U.S. Bank, National Association, as trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-OPT2 Asset Backed Pass-Through Certificates Series 2005-OPT1 (GRANTEE) successors, heirs and assigns forever, that certain lot or parcel of land, with any buildings thereon, located at 410 West River Road, Waterville, in the County of Kennebec, and State of Maine, 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 Paul Gosselin dated September 16, 2005, and recorded in the Kennebec County Registry of Deeds Book at 8600, Page 329, assignment to Plaintiff dated October 5, 2007, and recorded in said Registry in Book 9542, Page 235, which mortgage was foreclosed by civil action pursuant to 14 M.R.S.A. ss6321 et seq. in Kennebec Superior Court, Docket No. RE-07-97, entitled U.S. Bank, National Association, as trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-OPT2 Asset Backed Pass-Through Certificates Series 2005-OPT2 vs. Paul Gosselin a/k/a Paul G. Gosselin. Pursuant to applicable Maine law, a public auction of the property was held at November 12, 2008, in accordance with the aforesaid judgment.

AND GRANTOR does hereby assign to Grantee all rights and interest of Grantor as high bidder at the public foreclosure sale held in the above matter.

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 Kennebec County Registry of Deeds.

IN WITNESS WHEREOF, the said U.S. Bank, National Association, as trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-OPT2 Asset Backed Pass-Through Certificates Series 2005-OPT2, has caused these presents to be signed and sealed this 19th day of November, 2008.

(4) Donna Graves

U.S. Bank, National Association, as trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-OPT2 Asset Backed Pass-Through Certificates Series 2005-OPT2, By: American Home Mortgage Servicing, Inc. as Attorney in fact

By: Liquenda Allotey
Its: Vice President

State of MN
County of Dakota

Personally appeared before me this 14th day of November, 2008, Liquenda Allotey, in his/her aforesaid capacity, and acknowledged the foregoing to be her free act and deed, and the free act and deed of said U.S. Bank, National Association, as trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-OPT2 Asset Backed Pass-Through Certificates Series 2005-OPT2, By: American Home Mortgage Servicing, Inc. as Attorney in fact.

Notary Public:
My Commission Expires:

JAMES C. MORRIS
NOTARY PUBLIC - MINNESOTA
MY COMMISSION
EXPIRES JAN. 31, 2009

Exhibit A

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to-wit:

Beginning at an iron pin set on the easterly line of the West River Road, so-called, and at the northwesterly corner of a certain lot or parcel of land conveyed by John N. Rancourt, to himself and Ruth M. Rancourt, his wife, under and by virtue of a certain Warranty Deed in Joint Tenancy dated October 5, 1981 and recorded in the Kennebec County Registry of Deeds in Book 2425, Page 315; thence north forty-two degrees fifty seven minutes fifty-six seconds east (N 42° 57' 56" E) along the easterly line of said West River Road, a distance of one hundred ninety-six and zero hundredths (196.00) feet to an iron pin; thence on a bearing of south fifty-six degrees fifty four minutes fifty-six seconds east (S 56° 54' 56" E), a distance of three hundred fifty and zero hundredths (350.00) feet to an iron pin; thence on a bearing of south forty-five degrees eight minutes forty-seven seconds west (S 45° 08' 47" W), a distance of one hundred ninety-six and zero hundredths (196.00) feet to an iron pin; thence on a bearing of north sixty-six degrees forty-six minutes thirty-nine seconds west (N 66° 46' 39" W), a distance of one hundred sixty-eight and fifty-six hundredths (168.56) feet to an iron pin; thence on a bearing of north forty-eight degrees four minutes fifty seconds west (N 48° 04' 50" W), a distance of one hundred seventy-eight and seventy-two hundredths (178.72) feet to an iron pin and being the point or place of beginning and containing one and sixty-four hundredths (1.64) acres, more or less.

Being the same premises conveyed to the herein Mortgagors by Warranty Deed of Thomas A. and Kathleen A. Carey to Paul G. Gosselin dated concurrently herewith and to be concurrently recorded herewith.

SUBJECT, however, to easements for highway purposes, if applicable, and as were granted to the State of Maine under and by virtue of a certain Deed of Easement dated June 15, 1970 and recorded as aforesaid in Deed Book 1523, at Page 75 and reference can be made to the record thereof for description of said easements.

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Received Kennebec SS.
01/23/2009 10:22AM
4 Pages 4 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

STATE OF MAINE

County of Kennebec
City of AUGUSTA

Tanya Dyer

being duly sworn, says he/she is A Clerk

of the KENNEBEC JOURNAL a daily newspaper published in the

City of AUGUSTA, State of MAINE;

that the advertisement of

RSVP
US Bank National Association v. Paul Gosselin
Docket # RE-07-97

hereto annexed has been published in the said KENNEBEC JOURNAL

to wit: on 10/12/2008, 10/19/2008, 10/26/2008.

Subscribed and sworn to before me

this 27th day of October 2008

Tanya Dyer
Kenna Twombly Gunn

My Commission expires

Name: RSVP
Caption: NOTICEOFPUBLICSALEOF
Ad Num : 0012476830

Legal Advertising

NOTICE OF PUBLIC SALE OF REAL ESTATE

By virtue of and in execution of a Judgment of Foreclosure and Sale entered in the Kennebec County District Court on July [illegible], 2008, in Civil Action, Docket No. [illegible] brought by U.S. [illegible] National Association [illegible] Trustee for J.P. [illegible] Mortgage Acquisition Corp. 2006-OPT2, [illegible] Backed Pass-Through Certificates Series 2006-OPT2 [illegible] OPT2 against Paul G. [illegible] and a final G[illegible] order for the foreclosure of a mortgage recorded in the Kennebec County Registry of Deeds in Book [illegible], Page [illegible] the undersigned hereby gives notice of the foreclosure of the mortgage described below, and of its intention to foreclose the mortgage for breach of the conditions thereof, and will sell at public auction on November 15, 2008 at 10:15 AM at the law offices of Samuel Sherry, Esquire, located at 41 Sewall Street, Portland, ME 04101, all of the property described in said mortgage covering a certain lot of land with the buildings thereon, situated in the town of Waterville, County of Kennebec, and State of Maine, described in said mortgage as being located at 415 W. Ticonic Street.

Terms of sale: The property will be sold to the highest bidder at the sale who shall pay at the place of sale Ten Thousand and 00/100 Dollars ($10,000.00) in cash, certified check or funds acceptable to mortgagee at the time and place of sale. The successful bidder will be required to execute a purchase and sale agreement [illegible] U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2006-OPT2 Asset Backed Pass-Through Certificates Series 2006-OPT2 with the [illegible] Ten Thousand and 00/100 Dollars ($10,000.00), as a deposit [illegible] and [illegible] [illegible] days of the [illegible] of the sale price will be due and payable at sale or within [illegible] funds payable to U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2006-OPT2 Asset Backed Pass-Through Certificates Series 2006-OPT2, as aforesaid, which will [illegible] a duly executed [illegible] deed. The sale [illegible] made subject to: [illegible] condition which a title search would reveal, [illegible] unpaid taxes or municipal liens due to the municipality of Waterville, and (4) any [illegible] whatsoever [illegible] implied or otherwise [illegible] at the sale.

[illegible] October 2, 2008. [illegible] Esq., Bar No. [illegible] for U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2006-OPT2 Asset Backed Pass-Through [illegible]