

## Banker & Tradesman Mortgage-Only Transaction Listing - 04/29/2024 Issue

<b>Borrower</b>	<b>Address</b>	<b>City</b>	<b>BookPage / Transaction Date</b>	<b>Mortgage</b>	<b>Lender</b>
Thomas E Charron & Nancy L Charron	10 Ferin Rd	Ashburnham	Book/Page: 10740/144, Date: 04/08/24	\$40,000	Workers Credit Union
Moses S Bosompem	28 Murray Rd	Ashburnham	Book/Page: 10741/182, Date: 04/08/24	\$16,797	Cross Country Mtg Inc
Katie L Davidson	90 Canal St	Athol	Book/Page: 70390/26, Date: 04/12/24	\$14,245	USA HUD
Megan E Powell & Steven P Powell	139 Highland St	Athol	Book/Page: 70382/179, Date: 04/10/24	\$51,214	Usa Veterans Affairs
Heidi L Vorce	38 Miller St	Athol	Book/Page: 70370/138, Date: 04/08/24	\$6,045	USA HUD
Michael P Patterson	92 Oak Ave	Athol	Book/Page: 70379/245, Date: 04/10/24	\$117,065	Freedom Mortgage Corp
Deanna Haddocks & Jonathan Haddocks	305 Rice St	Athol	Book/Page: 70384/285, Date: 04/11/24	\$9,025	USA HUD
Daniel J Durand	72 Ridge Ave	Athol	Book/Page: 70372/95, Date: 04/08/24	\$213,750	Rocket Mortgage LLC
Keith W Laplante & Judith B Laplante	857 Oxford St S	Auburn	Book/Page: 70379/95, Date: 04/10/24	\$100,000	Webster First FCU
Sandra J Lavallee	14 Saybrook Way	Auburn	Book/Page: 70370/236, Date: 04/08/24	\$25,000	Webster First FCU
Keith E Farrell & Sherry B Farrell	64 Wallace Ave	Auburn	Book/Page: 70379/354, Date: 04/10/24	\$80,000	Central One FCU
Paul J Mclean & Tracy B Mclean	9 Waterman Rd	Auburn	Book/Page: 70378/270, Date: 04/09/24	\$150,000	Manuf & Trdr Trust Co
Peter Fenlason & Ann Fenlason	2246 West St	Barre	Book/Page: 70385/238, Date: 04/11/24	\$40,000	Athol Savings Bk
Margaret Wiley & James Wiley	66 Gates Pond Rd	Berlin	Book/Page: 70383/142, Date: 04/10/24	\$190,800	Digital FCU
Carl C Menard Tr, Tr for Breezes 1945 T	6 Saint Germain Ave	Blackstone	Book/Page: 70389/322, Date: 04/12/24	\$200,000	Dean Cp Bk
R P Carroll & Siobhan Williams	302 S Bolton Rd	Bolton	Book/Page: 70373/353, Date: 04/08/24	\$150,000	United Wholesale Mtg
William D Looney & Carol L Looney	510 Cross St	Boylston	Book/Page: 70376/182, Date: 04/09/24	\$300,000	Avidia Bank
Andrew Telxeira & Danielle Telxeira	10 Pleasant Ln	Boylston	Book/Page: 70388/373, Date: 04/12/24	\$288,000	Leominster CU
Tara R Fortin & Michael G Fortin	9 Denfield Rd	Charlton	Book/Page: 70384/68, Date: 04/11/24	\$100,000	TD Bank NA
Richard P Kelley & Rochelle M Kelley	58 Dresser Hill Rd	Charlton	Book/Page: 70392/253, Date: 04/12/24	\$302,500	Rocket Mortgage LLC
Paul N Derany 3rd	246 Guelphwood Rd	Charlton	Book/Page: 70382/51, Date: 04/10/24	\$476,232	Village Capital & Inv
Anne M Cote	14 H Putnam Rd	Charlton	Book/Page: 70380/263, Date: 04/10/24	\$160,000	Savers Coop Bank
Elizabeth A Singer & David Singer	2 Keely Dr	Charlton	Book/Page: 70371/360, Date: 04/08/24	\$75,000	Savers Coop Bank
Carolyn S Fitzpatrick & James P Fitzpatrick	48 Oxford Rd	Charlton	Book/Page: 70388/239, Date: 04/12/24	\$360,000	Citizens Bank
Elizabeth N Rutherford & William M	35 James St	Clinton	Book/Page: 70371/133, Date: 04/08/24	\$80,000	St Marys Credit Union
Sherry L Steele	841 Ledgewood Way U:841	Clinton	Book/Page: 70373/66, Date: 04/08/24	\$100,000	Digital FCU
Joseph V Quintal & Patricia A Quintal	10 Skyline Dr	Clinton	Book/Page: 70370/368, Date: 04/08/24	\$100,000	Citizens Bank
Neal M Dougherty Tr, Tr for Mmc-Water Rt	237 Water St	Clinton	Book/Page: 70387/279, Date: 04/11/24	\$600,000	Avidia Bank

### Banker & Tradesman Mortgage-Only Transaction Listing

## Banker & Tradesman Mortgage-Only Transaction Listing - 04/29/2024 Issue

Borrower	Address	City	BookPage / Transaction Date	Mortgage	Lender
41 Hemlock Street LLC	41 Hemlock St	Douglas	Book/Page: 70389/384, Date: 04/12/24	\$465,000	Raymond C Green T
Joseph C Beshaw	39 Linden St	Douglas	Book/Page: 70389/15, Date: 04/12/24	\$75,000	UniBank for Savings
Gregory M Berard & Loriann Berard	91 SE Main St	Douglas	Book/Page: 70376/68, Date: 04/09/24	\$160,000	Citizens Bank
Stanislaw Tokarz & Grazyna Tokarz	57 Brandon Rd	Dudley	Book/Page: 70380/60, Date: 04/10/24	\$262,515	Lower LLC
Brian Morse	7 Lakeside Dr	Dudley	Book/Page: 70378/72, Date: 04/09/24	\$14,650	USA HUD
Christina Cabrera & Bruce A Moore	107 Mason Rd	Dudley	Book/Page: 70372/1, Date: 04/08/24	\$299,900	Rocket Mortgage LLC
Mike Audet & Melissa Audet	2 Stebbins Dr	Dudley	Book/Page: 70389/3, Date: 04/12/24	\$150,000	Quorum FCU
Michael R Anderson Jr	114 Blaine Ave	East Brookfield	Book/Page: 70371/289, Date: 04/08/24	\$7,294	USA Rural Hsng
Daniel Wetherbee	255 Podunk Rd	East Brookfield	Book/Page: 70382/276, Date: 04/10/24	\$13,395	USA HUD
Daniel W Shannon & Jessica A Shannon	649 Podunk Rd	East Brookfield	Book/Page: 70370/282, Date: 04/08/24	\$40,000	Cornerstone Bank
Raymond J Gosselin Jr & Tracy Gosselin	309 Ashburnham St	Fitchburg	Book/Page: 10742/208, Date: 04/11/24	\$30,000	Leominster CU
Tiffany S Cross & William W Cross Jr	190 Belmont St	Fitchburg	Book/Page: 10743/81, Date: 04/12/24	\$50,000	RCAP Solutions Fncl
Hotel Raymond LLC	35 Day St	Fitchburg	Book/Page: 10740/209, Date: 04/08/24	\$6,538,800	MA Housing Fin Auth
Carlos Cintron	177 Harrison Ave	Fitchburg	Book/Page: 10741/66, Date: 04/08/24	\$11,508	USA HUD
Keith Farr	60 Sunrise Ave	Fitchburg	Book/Page: 10741/129, Date: 04/08/24	\$16,000	Guild Mortgage Co
David T Tennyson & Molly M Tennyson	66 Euclid St	Gardner	Book/Page: 70386/340, Date: 04/11/24	\$320,100	Bank of America NA
Marc A Surette	22 Lincoln St	Gardner	Book/Page: 70375/144, Date: 04/08/24	\$840,000	Avidia Bank
Sheri Mello	493 Pleasant St	Gardner	Book/Page: 70376/128, Date: 04/09/24	\$47,000	Fidelity Cp Bk
David N Connors-Macmillan & T M	11 Temple St	Gardner	Book/Page: 70382/75, Date: 04/10/24	\$40,000	Athol CU
Richard Goewey	378 West St	Gardner	Book/Page: 70379/304, Date: 04/10/24	\$264,550	Freedom Mortgage Corp
Mark V Cefole & Gayle Leclair	567 West St	Gardner	Book/Page: 70383/310, Date: 04/11/24	\$40,000	Workers Credit Union
M P Carlberg & Pasqualina L Carlberg	72 Winter St	Gardner	Book/Page: 70376/269, Date: 04/09/24	\$130,000	Athol Savings Bk
Sarah Lawrence	33 Bernard Rd	Grafton	Book/Page: 70379/209, Date: 04/10/24	\$45,000	Rocket Mortgage LLC
Ruchi S Patel & Kartavya Patel	49 Buttercup Ln U:49	Grafton	Book/Page: 70392/154, Date: 04/12/24	\$520,000	Merchants Bank of Ind
Anneliese I Vernatter	19 Institute Rd	Grafton	Book/Page: 70389/82, Date: 04/12/24	\$72,500	Homefield Credit Un
Ilene Forest & Marc Forest	173 Keith Hill Rd	Grafton	Book/Page: 70377/348, Date: 04/09/24	\$330,687	Wintrust Mtg Corp
Patricia E Myers	209 Magill Dr	Grafton	Book/Page: 70388/248, Date: 04/12/24	\$499,000	Citizens Bank
Gary W Butler & Pamela G Butler	220 Magill Dr	Grafton	Book/Page: 70384/118, Date: 04/11/24	\$730,000	Citizens Bank
Kathleen A Pardee & Lauren D Pardee	1 Meadow Ln	Grafton	Book/Page: 70382/87, Date: 04/10/24	\$175,000	Leader Bank NA
Chester H Jakubiak Jr & Carolyn Jakubiak	18 Sartell Rd	Grafton	Book/Page: 70371/174, Date: 04/08/24	\$129,200	Citizens Bank
Michelle A Arnhold	19-21 Grove St	Hardwick	Book/Page: 70383/286, Date: 04/11/24	\$20,408	USA HUD

### Banker & Tradesman Mortgage-Only Transaction Listing

## Banker & Tradesman Mortgage-Only Transaction Listing - 04/29/2024 Issue

<b>Borrower</b>	<b>Address</b>	<b>City</b>	<b>BookPage / Transaction Date</b>	<b>Mortgage</b>	<b>Lender</b>
Crystal M Howe	30 Mechanic St	Hardwick	Book/Page: 70386/147, Date: 04/11/24	\$46,000	Monson Svgs Bk
Khaled Ghoniem	6 Pine Hill Way U:A	Harvard	Book/Page: 70388/149, Date: 04/11/24	\$30,000	Metro Credit Union
Khaled Ghoniem	6 Pine Hill Way U:A	Harvard	Book/Page: 70388/120, Date: 04/11/24	\$1	MA Housing Fin Auth
Leonard R Greco & Jessica Greco	73 Slough Rd	Harvard	Book/Page: 70376/144, Date: 04/09/24	\$25,000	Rollstone Bk & Tr
Gerard Piscitelli	17 Causeway St	Holden	Book/Page: 70388/280, Date: 04/12/24	\$50,000	Leominster CU
Floralma M Ramirez	98-100 Chapel St U:2	Holden	Book/Page: 70390/1, Date: 04/12/24	\$374,770	Guaranteed Rate Inc
Cynthia J Dinoia & Paul F Dinoia	2323 Main St	Holden	Book/Page: 70380/168, Date: 04/10/24	\$50,000	Leominster CU
MI Realty Group LLC	68 Princeton St	Holden	Book/Page: 70391/6, Date: 04/12/24	\$800,000	Charles K Black
Tanner A Drawbridge & Elaine C Drawbridge	506 Reservoir St	Holden	Book/Page: 70371/95, Date: 04/08/24	\$92,000	Leominster CU
Frederick M Bennett	426 Shrewsbury St	Holden	Book/Page: 70371/113, Date: 04/08/24	\$45,000	Leominster CU
Ryan S Mouradian & Jessica Mouradian	177 South Rd	Holden	Book/Page: 70374/259, Date: 04/08/24	\$140,000	Leominster CU
Jesse Peterson & Lindsay Peterson	81 Wood St	Holden	Book/Page: 70388/41, Date: 04/11/24	\$213,700	Digital FCU
Martha Cole	26 Dana Park	Hopedale	Book/Page: 70384/97, Date: 04/11/24	\$240,000	Citizens Bank
Timothy Barnes	13 Inman St	Hopedale	Book/Page: 70376/167, Date: 04/09/24	\$86,575	Figure Lending LLC
Ap Property LLC	33 S Main St	Hopedale	Book/Page: 70382/253, Date: 04/10/24	\$100,000	Dean Cp Bk
Mark A Connery & Julia A Connery	23 Chicopee Dr	Hubbardston	Book/Page: 70384/143, Date: 04/11/24	\$75,000	Leominster CU
Laurie Teele	25 Streeter Rd	Hubbardston	Book/Page: 70379/38, Date: 04/09/24	\$200,000	TD Bank NA
Marcella A Brathwaite & Joseph N Brathwaite	1857 Shirley Rd	Lancaster	Book/Page: 70372/87, Date: 04/08/24	\$50,000	Energy Credit Union
06ogs LLC	963 Main St	Leicester	Book/Page: 70375/256, Date: 04/08/24	\$426,000	Loan Funder LLC
Paul R Gammons & Suzanne D Brown	16 9th St	Leominster	Book/Page: 10741/243, Date: 04/09/24	\$80,000	IC Credit Union
Joana Dedos & Jose R Dedos	49 Battles St	Leominster	Book/Page: 10741/226, Date: 04/09/24	\$100,000	Leominster CU
Tyrese Perez	34 Cross St	Leominster	Book/Page: 10743/269, Date: 04/12/24	\$21,393	USA HUD
Jennessa M Mcquade	106 Eva Dr	Leominster	Book/Page: 10743/256, Date: 04/12/24	\$25,000	Total Mtg Svcs
Colin B Cuddahy & Karen A Cuddahy	71 Hardy Dr	Leominster	Book/Page: 10741/312, Date: 04/09/24	\$400,895	Freedom Mortgage Corp
Julie M Syriopoulos	129 Highland Ave	Leominster	Book/Page: 10741/74, Date: 04/08/24	\$100,000	Digital FCU
Michelle Baril	4 Legate Hill Rd	Leominster	Book/Page: 10743/1, Date: 04/11/24	\$6,399	USA HUD
Jonathan Dondero Tr, Tr for Cma-3 Rt	12 Main St	Leominster	Book/Page: 10741/297, Date: 04/09/24	\$250,000	Enterprise Bk & Tr Co
Mohawk Drive Corp	25 Mohawk Dr	Leominster	Book/Page: 10740/339, Date: 04/08/24	\$100,000	Kevin Crowley
Matthew E Tuomala	124 Morningside St U:124	Leominster	Book/Page: 10743/41, Date: 04/12/24	\$85,000	Hanscom FCU
Emmanuel Yeboah & Florence N Barclays	45 Samoset Dr	Leominster	Book/Page: 10742/98, Date: 04/10/24	\$100,000	Baxter CU
Mark Herdiech & Jasmine Edge	69 Sycamore Dr U:69	Leominster	Book/Page: 10742/200, Date: 04/11/24	\$335,800	Edward K Herdiech

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<b>Borrower</b>	<b>Address</b>	<b>City</b>	<b>BookPage / Transaction Date</b>	<b>Mortgage</b>	<b>Lender</b>
Keith Comeau & Patricia L Comeau	172 Tisdale St	Leominster	Book/Page: 10742/336, Date: 04/11/24	\$60,000	Workers Credit Union
Jennifer Godin	69 Valleyview Rd	Leominster	Book/Page: 10741/353, Date: 04/09/24	\$125,000	Digital FCU
Christine M Gabis	52 Laurel Ln	Lunenburg	Book/Page: 10741/334, Date: 04/09/24	\$200,000	Digital FCU
Jaden R Brodeur & Ashley M Brodeur	49 Neck Hill Rd	Mendon	Book/Page: 70386/124, Date: 04/11/24	\$321,600	Nationstar Mtg
Michael Deluca & Danielle Deluca	6 Neck Hill Rd	Mendon	Book/Page: 70380/237, Date: 04/10/24	\$45,001	Rocket Mortgage LLC
Josephine A Callahan & Michael G Callahan	24 Taft Ave	Mendon	Book/Page: 70376/322, Date: 04/09/24	\$275,000	Dedham Inst for Svgs
Paul G Obrien & Linda A Obrien	37 Cornell Dr	Milford	Book/Page: 70376/206, Date: 04/09/24	\$150,000	Bank of America NA
Theresa Torosian & David F Torosian	28 Howard St	Milford	Book/Page: 70378/308, Date: 04/09/24	\$90,000	Milford Fed Svgs Bk
Gary Nylander & Lisa Nylander	131 Purchase St	Milford	Book/Page: 70384/126, Date: 04/11/24	\$47,847	Figure Lending LLC
Scott Campbell & Joan Campbell	37 Sunset Dr	Milford	Book/Page: 70373/176, Date: 04/08/24	\$50,000	Middlesex Svgs Bk
Lynn M Mengoa	6 Temple St	Milford	Book/Page: 70378/300, Date: 04/09/24	\$37,000	Milford Fed Svgs Bk
Mary P Terenzi & Erik Terenzi	5 Vinc St	Milford	Book/Page: 70383/195, Date: 04/10/24	\$100,000	Milford Fed Svgs Bk
Amtd LLC	153 Riverlin St	Millbury	Book/Page: 70385/250, Date: 04/11/24	\$330,000	Rockland Tr Co
Joseph E Badgley	1 Wheelock Ave	Millbury	Book/Page: 70371/143, Date: 04/08/24	\$100,000	Millbury CU
Donna Breton & Francis J Mendala Jr	74 New Braintree Rd	North Brookfield	Book/Page: 70381/98, Date: 04/10/24	\$143,000	N Brookfield Svgs Bk
Andreq R Avedian & Victoria D Avedian	173 Oakham Rd	North Brookfield	Book/Page: 70382/381, Date: 04/10/24	\$50,113	Discover Bank
Nicole L Dupre & Cynthia M Dupre	4 S Main St	North Brookfield	Book/Page: 70379/132, Date: 04/10/24	\$14,448	USA HUD
Robert Russell	2-4 Allen Ct	Northborough	Book/Page: 70370/229, Date: 04/08/24	\$100,000	Mark Cappadona
Lindsay Brady	295 Crawford St	Northborough	Book/Page: 70388/272, Date: 04/12/24	\$20,000	St Marys Credit Union
Scott M Herdman	45 Crestwood Dr	Northborough	Book/Page: 70389/341, Date: 04/12/24	\$50,000	Pennymac Loan Service
Daniel Colbert & Amber Colbert	103 Ash St U:103	Northbridge	Book/Page: 70392/1, Date: 04/12/24	\$100,000	Digital FCU
Edward K Renaud Jr	Land Of Flower Rd	Northbridge	Book/Page: 70374/67, Date: 04/08/24	\$150,000	Tulip Financing LLC
Carl A Porcelli & Jennifer A Porcelli	47 Mcquades Ln	Northbridge	Book/Page: 70376/151, Date: 04/09/24	\$240,000	Webster First FCU
Collective Properties LLC	2428-2430 Providence Rd	Northbridge	Book/Page: 70387/127, Date: 04/11/24	\$320,000	Kiavi Funding Inc
Charles J Arnold & Michelle L Arnold	249 Scott Rd	Oakham	Book/Page: 70372/61, Date: 04/08/24	\$351,220	Rocket Mortgage LLC
Sharon L Morin & Ronald J Morin	6 Beverly St	Oxford	Book/Page: 70371/73, Date: 04/08/24	\$8,026	USA HUD
Douglas Poirier & Michelle Poirier	18 Carey Ln	Oxford	Book/Page: 70377/136, Date: 04/09/24	\$50,000	BankESB
Abigail L Peterson	6 Hemlock St	Oxford	Book/Page: 70389/216, Date: 04/12/24	\$25,000	BankESB

### Banker & Tradesman Mortgage-Only Transaction Listing

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<b>Borrower</b>	<b>Address</b>	<b>City</b>	<b>BookPage / Transaction Date</b>	<b>Mortgage</b>	<b>Lender</b>
Shawn L Martin	132 Old Webster Rd	Oxford	Book/Page: 70392/291, Date: 04/12/24	\$8,496	USA HUD
Paul Napieralski & Jill Napieralski	2 Suzanne Dr	Oxford	Book/Page: 70371/214, Date: 04/08/24	\$320,000	Millbury CU
Bonnie A Caron	13 Waite St	Oxford	Book/Page: 70378/64, Date: 04/09/24	\$60,000	Discover Bank
Jeffrey M Tesca & Roberley H Tesca	33 Keep Ave	Paxton	Book/Page: 70378/78, Date: 04/09/24	\$40,000	Worcester CU
Charles Dunn	153 Marshall St	Paxton	Book/Page: 70373/141, Date: 04/08/24	\$50,000	Digital FCU
Joseph A Cundall & Elisabeth C Cundall	2 Nipmuc Rd	Paxton	Book/Page: 70388/1, Date: 04/11/24	\$189,300	Centreville Bank
Robert Branchaud	65 Colony Rd	Phillipston	Book/Page: 70379/330, Date: 04/10/24	\$339,753	Freedom Mortgage Corp
John E Simpson & Charlotte E Lauve	16 Gleason Rd	Princeton	Book/Page: 70371/273, Date: 04/08/24	\$80,000	Bank of America NA
Martin Fuehrer & Ronald L Curry	18 Mountain Rd	Princeton	Book/Page: 70394/49, Date: 04/12/24	\$100,000	Discover Bank
Joel A Pendergast & Taylor L Pendergast	206 Sterling Way	Princeton	Book/Page: 70381/129, Date: 04/10/24	\$415,000	Fidelity Cp Bk
Benjamin C Staples & Angela M Staples	47 Laurel Lake Rd	Royalston	Book/Page: 70382/372, Date: 04/10/24	\$59,000	GFA Federal Credit Un
Wingspan Properties LLC	27 Forest Hill Dr	Rutland	Book/Page: 70374/358, Date: 04/08/24	\$1,000,000	Enterprise Bk & Tr Co
Wingspan Properties LLC	27 Forest Hill Dr	Rutland	Book/Page: 70374/338, Date: 04/08/24	\$580,000	Enterprise Bk & Tr Co
Richard E Hanson & Edna J Hanson	10 Lizzy Ln	Rutland	Book/Page: 70371/202, Date: 04/08/24	\$100,000	Allcom CU
Bruan T Ruchala & Ann E Ruchala	15 Miles Rd	Rutland	Book/Page: 70370/311, Date: 04/08/24	\$220,000	Cornerstone Bank
Lisa M Robertson & Jason M Robertson	27 Bruce Ave	Shrewsbury	Book/Page: 70388/218, Date: 04/12/24	\$195,000	Webster FiveCent Svgs
Marcia J Migliorelli	55 Colonial Dr	Shrewsbury	Book/Page: 70380/216, Date: 04/10/24	\$474,000	Rocket Mortgage LLC
Paul M Deastlov Jr & Elizabeth I Deastlov	5 Flintlock Dr	Shrewsbury	Book/Page: 70387/324, Date: 04/11/24	\$250,000	Shrewsbury Mun EFCU
Raffi V Aroian & Jeanine Niyonzima	8 Kalamat Farms Cir	Shrewsbury	Book/Page: 70377/374, Date: 04/09/24	\$325,000	Bank of America NA
Amy Collins & Scott Collins	8 King Arthur Rd	Shrewsbury	Book/Page: 70388/322, Date: 04/12/24	\$50,000	Central One FCU
Kiran Kongala & Sabina Yalla	23 Parmenter Hill Rd	Shrewsbury	Book/Page: 70376/306, Date: 04/09/24	\$250,000	Shrewsbury Mun EFCU
Neeraj Vyas & Sneha Vyas	23 Seton Dr	Shrewsbury	Book/Page: 70376/260, Date: 04/09/24	\$250,000	Shrewsbury Mun EFCU
Valeria N Miranda & Carlos A Miranda Jr	134 South St	Shrewsbury	Book/Page: 70379/185, Date: 04/10/24	\$229,300	Citizens Bank
Shirley P Latino & Charles W Latino	34 Spring Ter	Shrewsbury	Book/Page: 70385/164, Date: 04/11/24	\$805,500	Mutual Of Omaha Mtg
Shirley P Latino & Charles W Latino	34 Spring Ter	Shrewsbury	Book/Page: 70385/179, Date: 04/11/24	\$805,500	USA HUD
Todd Kittelson & Erica A Kittelson	32 Thomas Farm Cir	Shrewsbury	Book/Page: 70385/111, Date: 04/11/24	\$180,000	Leominster CU
Mary A Roche & Steven M Roche	4 Fiddle Neck Ln U:4	Southborough	Book/Page: 70376/190, Date: 04/09/24	\$50,000	Bank of America NA
Varghese Pappachan & Deepa Thomas	1 Kidder Ln	Southborough	Book/Page: 70384/105, Date: 04/11/24	\$750,000	Citizens Bank
William J Estrada & Jacquelyn B Estrada	114 Marlboro Rd	Southborough	Book/Page: 70383/59, Date: 04/10/24	\$280,000	Homefield Credit Un
Joseph M Mcmanus & Helen M Mcmanus	9 Woodbury Rd	Southborough	Book/Page: 70377/94, Date: 04/09/24	\$800,000	Main Street Bank (MA)

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174 Hamilton Street LLC	174 Hamilton St	Southbridge	Book/Page: 70392/189, Date: 04/12/24	\$350,000	Alpha Real Est Lndg
Shelle Realty LLC	718 Main St	Southbridge	Book/Page: 70377/207, Date: 04/09/24	\$500,000	Victory Acquisitions
Scheffler Enterprises Inc	209 Marcy St	Southbridge	Book/Page: 70387/89, Date: 04/11/24	\$46,365	Southbridge CU
United We Stand LLC	906 N Woodstock Rd	Southbridge	Book/Page: 70384/273, Date: 04/11/24	\$400,000	Mindy Raup
Nelson Garcia	21 Overland St	Southbridge	Book/Page: 70383/79, Date: 04/10/24	\$198,000	Total Mtg Svcs
Arthur K Dusoe	32 Condon Dr	Spencer	Book/Page: 70381/282, Date: 04/10/24	\$2,336	USA HUD
Sara J Verity	28 Donnelly Cross Rd	Spencer	Book/Page: 70389/28, Date: 04/12/24	\$100,000	N Brookfield Svgs Bk
William R Scannell & Michelle A Scannell	74 Greenville St	Spencer	Book/Page: 70371/159, Date: 04/08/24	\$50,000	Country Bank
Matthew M Runyon & Meaghan E Cote	24 Hastings Rd	Spencer	Book/Page: 70370/320, Date: 04/08/24	\$169,400	Webster First FCU
Christine Hurley & James Hurley	36 Point Eastalee Dr	Spencer	Book/Page: 70376/113, Date: 04/09/24	\$100,000	Millbury CU
David P Prendiville & Lee A Prendiville	13 Bean Rd	Sterling	Book/Page: 70379/104, Date: 04/10/24	\$40,000	Webster First FCU
Robert Rental	10 Kendall Hill Rd	Sterling	Book/Page: 70380/189, Date: 04/10/24	\$450,000	Rocket Mortgage LLC
Kevin L Yap & Kelly J Yap	22 Arnold Rd	Sturbridge	Book/Page: 70376/51, Date: 04/09/24	\$130,000	Citizens Bank
Daniel J Challas-Gimm & Kira Gimm	10 Blueberry Ln	Sturbridge	Book/Page: 70371/230, Date: 04/08/24	\$514,550	Nationstar Mtg
Francis J Lussier & Debra A Lussier	29 Camp Rd	Sturbridge	Book/Page: 70370/338, Date: 04/08/24	\$116,000	Southbridge CU
Craig D Laliberte	6 Cedar Pond Dr	Sturbridge	Book/Page: 70386/209, Date: 04/11/24	\$64,600	Savers Coop Bank
Philip D Keedy	3 Falls Rd	Sturbridge	Book/Page: 70388/308, Date: 04/12/24	\$125,000	Florence Bank
Kevin Medeiros & Kristie Medeiros	81 Hazel St	Sturbridge	Book/Page: 70372/45, Date: 04/08/24	\$248,158	Rocket Mortgage LLC
Kenneth Meyer & Terrie Novack	38 Mcgregory Rd	Sturbridge	Book/Page: 70375/217, Date: 04/08/24	\$279,812	Mortgagepros Llc
Keith D Beland & Sabrina L Beland	61 River Rd	Sturbridge	Book/Page: 70370/188, Date: 04/08/24	\$55,000	Cornerstone Bank
Donald Joyce & Bernadette Joyce	6 Shepard Rd	Sturbridge	Book/Page: 70394/1, Date: 04/12/24	\$126,950	Savers Coop Bank
Meghan Gonzalez	116 Wallace Rd	Sturbridge	Book/Page: 70379/320, Date: 04/10/24	\$114,500	St Marys Credit Union
Ted D Gidopoulos Tr, Tr for Gidopoulos Ft	8 Wallace Rd	Sturbridge	Book/Page: 70376/291, Date: 04/09/24	\$250,000	Southbridge CU
David B Ortendahl & Melissa N Ortendahl	21 Woodside Cir	Sturbridge	Book/Page: 70370/297, Date: 04/08/24	\$50,000	Southbridge CU
Collective Properties LLC	8 2nd St	Sutton	Book/Page: 70387/3, Date: 04/11/24	\$322,000	Kiavi Funding Inc
Roger Rock	306 Manchaug Rd	Sutton	Book/Page: 70371/253, Date: 04/08/24	\$330,000	BankESB
Timothy J Carter	18 Southwick Rd	Sutton	Book/Page: 70380/52, Date: 04/10/24	\$120,000	BankESB
Nljl Realty LLC	211 Worcester Providence Tpke	Sutton	Book/Page: 70383/28, Date: 04/10/24	\$574,000	Worcester Bus Dev Cor
Germaine M Nash & Robert A Nash Jr	48 Baldwinville Rd	Templeton	Book/Page: 70391/244, Date: 04/12/24	\$80,000	Nationstar Mtg
Keith E Lucier	58 Cottage Ln	Templeton	Book/Page: 70373/323, Date: 04/08/24	\$50,000	Athol CU
Suzanne Geyster & Stanley Rogalski	19 Fessenden St	Templeton	Book/Page: 70388/260, Date: 04/12/24	\$26,548	Figure Lending LLC
Sarah Glenny & David V Glenny	100 Otter River Rd	Templeton	Book/Page: 70377/273, Date: 04/09/24	\$14,679	RCAP Solutions Fncl

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<b>Borrower</b>	<b>Address</b>	<b>City</b>	<b>BookPage / Transaction Date</b>	<b>Mortgage</b>	<b>Lender</b>
Timothy J Culkeen & Christine M Culkeen	78 Patriots Rd	Templeton	Book/Page: 70375/320, Date: 04/09/24	\$78,895	USA HUD
Jackie Everidge Jr Tr, Tr for Everidge Lt	282 Royalston Rd	Templeton	Book/Page: 70384/204, Date: 04/11/24	\$157,785	Figure Lending LLC
Christopher A Cooper	59 Victoria Ln	Templeton	Book/Page: 70375/59, Date: 04/08/24	\$447,371	Navy FCU
Samuel Cano & Patricia Mafioletti	173 East St	Upton	Book/Page: 70391/364, Date: 04/12/24	\$300,000	Bank of America NA
Jose A Delgado & Christine Delgado	122 Main St	Upton	Book/Page: 70379/152, Date: 04/10/24	\$50,000	Spring EQ LLC
Patricia Giglio & Christopher Giglio	84 Mechanic St	Upton	Book/Page: 70374/54, Date: 04/08/24	\$200,000	UniBank for Savings
Justin A Kenney & Stephanie M Kenney	173 W River St	Upton	Book/Page: 70388/18, Date: 04/11/24	\$225,000	Navigant Credit Union
Travis Metcalf	9 Ascot Ln U:9	Uxbridge	Book/Page: 70373/11, Date: 04/08/24	\$368,600	UniBank for Savings
Jeffrey Kauzens	79 High St	Uxbridge	Book/Page: 70390/303, Date: 04/12/24	\$75,000	Baxter CU
Eric B Peoples & Elizabeth L Peoples	5 Willard Dr	Uxbridge	Book/Page: 70378/288, Date: 04/09/24	\$100,000	Milford Fed Svgs Bk
Betty J Mansfield	310 Forest Ave	Warren	Book/Page: 70379/203, Date: 04/10/24	\$7,753	USA HUD
Rv Resort LLC	108 Douglas Rd	Webster	Book/Page: 70385/297, Date: 04/11/24	\$2,970,000	Finecamp Inc
Diana C Fiorentino	2 Linwood St	Webster	Book/Page: 70379/116, Date: 04/10/24	\$30,000	Bank of America NA
Michael Gingerelli	16 Nancy Dr	Webster	Book/Page: 70392/276, Date: 04/12/24	\$276,760	MiLend Inc
Patrick M Hayes & Pamela M Hayes	250 Woodland St	West Boylston	Book/Page: 70383/52, Date: 04/10/24	\$155,000	Worc Fire Dept Cr Un
Michael C Nelson & Maureen Nelson	1 Jackstraw Path	Westborough	Book/Page: 70376/230, Date: 04/09/24	\$150,000	Leader Bank NA
Amy L Laroche	131 New Braintree Rd	Westborough	Book/Page: 70381/241, Date: 04/10/24	\$114,000	Country Bank
Scott P Simpson	7 Old Nourse St	Westborough	Book/Page: 70376/43, Date: 04/09/24	\$300,000	TD Bank NA
Bprep Wesborough LLC	10 Otis St	Westborough	Book/Page: 70380/24, Date: 04/10/24	\$1	Citi Real Estate Fund
Bprep Wesborough LLC	25 Otis St	Westborough	Book/Page: 70380/24, Date: 04/10/24	\$1	Citi Real Estate Fund
Bprep Wesborough LLC	27 Otis St	Westborough	Book/Page: 70380/24, Date: 04/10/24	\$1	Citi Real Estate Fund
Jose D Araya-Yampey	3 Robin Ln	Westborough	Book/Page: 70381/207, Date: 04/10/24	\$250,000	St Marys Credit Union
Bprep Wesborough LLC	1-5 Sassacus Dr	Westborough	Book/Page: 70380/24, Date: 04/10/24	\$1	Citi Real Estate Fund
Richard 204 Turnpike LLC	204 Turnpike Rd	Westborough	Book/Page: 70384/362, Date: 04/11/24	\$350,000	Webster First FCU
Shama Ramzanali & Fatima Z Ramzanali	114 Upton Rd	Westborough	Book/Page: 70394/256, Date: 04/12/24	\$120,000	Digital FCU
Michael J Stanton & Nancy E Stanton	31 Wayside Rd	Westborough	Book/Page: 70371/63, Date: 04/08/24	\$15,000	TD Bank NA
Hannelore Brown	28 Colony Rd	Westminster	Book/Page: 10743/215, Date: 04/12/24	\$40,000	Athol Savings Bk
Ccd Westminster Senior	6 Community Way	Westminster	Book/Page: 10744/47, Date: 04/12/24	\$6,620,303	MA Hsng Partner Fund
Ccd Westminster Senior	6 Community Way	Westminster	Book/Page: 10743/336, Date: 04/12/24	\$9,600,000	Eastern Bank
Ccd Westminster Senior	6 Community Way	Westminster	Book/Page: 10744/61, Date: 04/12/24	\$2,800,000	Rcap Solutions Inc
Ccd Westminster Senior	6 Community Way	Westminster	Book/Page: 10744/69, Date: 04/12/24	\$1	Comm Cmnty Dev Llc

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<b>Borrower</b>	<b>Address</b>	<b>City</b>	<b>BookPage / Transaction Date</b>	<b>Mortgage</b>	<b>Lender</b>
David Giammatteo & Anne M Cundari	126 East Rd U:B	Westminster	Book/Page: 10742/55, Date: 04/10/24	\$60,000	IC Credit Union
Barry T Davilli Tr, Tr for B T & D N	336 Knowler Rd	Westminster	Book/Page: 10742/1, Date: 04/09/24	\$60,000	Digital FCU
Michael Stjean & Angela Stjean	5 N Common Rd	Westminster	Book/Page: 10742/123, Date: 04/10/24	\$309,430	CMG Mortgage Inc
Jody L Tata	10 Nichols St	Westminster	Book/Page: 10740/86, Date: 04/08/24	\$60,000	Bank of America NA
Keith W Caribo & Leslie M Caribo	21 Parkwood Ln	Westminster	Book/Page: 10743/68, Date: 04/12/24	\$120,400	Central One FCU
Alexander J Scerbo & Emily J Scerbo	4 Scenic Dr	Westminster	Book/Page: 10742/235, Date: 04/11/24	\$100,000	Central One FCU
Jennifer Abbott & Jarrod Abbott	65 State Rd W	Westminster	Book/Page: 10741/51, Date: 04/08/24	\$25,000	Cross Country Mtg Inc
State Road West 88 LLC	88 State Rd W	Westminster	Book/Page: 10742/153, Date: 04/10/24	\$505,000	Rfb F4 Nb Llc
Gregory C Leger	29 Turnpike Rd	Westminster	Book/Page: 10742/44, Date: 04/10/24	\$70,000	Rollstone Bk & Tr
Coteny Basso & Julue Basso	50 Cardinal Ln	Winchendon	Book/Page: 70383/358, Date: 04/11/24	\$50,000	Workers Credit Union
Gerardo Torres	135 Gardner Rd	Winchendon	Book/Page: 70376/136, Date: 04/09/24	\$15,950	Fidelity Cp Bk
James K Senecal	74 Gardner Rd	Winchendon	Book/Page: 70382/66, Date: 04/10/24	\$80,000	GFA Federal Credit Un
Darren Senecal	291 Glenallen St	Winchendon	Book/Page: 70382/111, Date: 04/10/24	\$100,000	GFA Federal Credit Un
John Fantasia & Jennifer Fantasia	240 Mill Glen Rd	Winchendon	Book/Page: 70372/116, Date: 04/08/24	\$110,000	Rocket Mortgage LLC
Diane Christeson & Frances Thibodeau	173 Mill St	Winchendon	Book/Page: 70387/362, Date: 04/11/24	\$169,000	Fidelity Cp Bk
Adrienne Hines	151 Barnard Rd	Worcester	Book/Page: 70371/40, Date: 04/08/24	\$7,454	USA HUD
Diane E Pecora & Michael P Pecora	40 Burghardt St	Worcester	Book/Page: 70370/379, Date: 04/08/24	\$200,000	Citizens Bank
Shelle Realty LLC	572 Burncoat St	Worcester	Book/Page: 70378/15, Date: 04/09/24	\$500,000	Victory Acquisitions
Peter R Saunders & Marsha A Saunders	128 Burncoat Ter	Worcester	Book/Page: 70388/341, Date: 04/12/24	\$20,000	Clinton Svgs Bk
Cynthia A Hernandez	28 Calumet Ave	Worcester	Book/Page: 70370/329, Date: 04/08/24	\$148,500	Cornerstone Bank
Frederick M Marks Tr, Tr for Marks Rt	30 Camelot Dr U:30	Worcester	Book/Page: 70391/84, Date: 04/12/24	\$131,000	Country Bank
Joel Mcdade & Laura Mcdade	22 Chiltern Hill Dr	Worcester	Book/Page: 70383/155, Date: 04/10/24	\$488,000	LoanDepot.Com
David Trotman	23 Chiltern Hill Dr	Worcester	Book/Page: 70392/115, Date: 04/12/24	\$25,778	USA HUD
Tanya Hicks	194 Dana Ave	Worcester	Book/Page: 70394/235, Date: 04/12/24	\$44,400	Digital FCU
David Scott	36 Dartmouth St	Worcester	Book/Page: 70384/321, Date: 04/11/24	\$308,302	Rocket Mortgage LLC
Daniel Mushrush & Garrett D Morand	14 Dodge Ave	Worcester	Book/Page: 70383/177, Date: 04/10/24	\$200,000	Digital FCU
Shelle Realty LLC	94 Elm St	Worcester	Book/Page: 70377/144, Date: 04/09/24	\$500,000	Victory Acquisitions
Tracey Laprade	108 Glendale St	Worcester	Book/Page: 70392/363, Date: 04/12/24	\$184,500	Leominster CU
Elaine Schwartz Tr, Tr for Elaine Schwartz	15 Greybert Ln	Worcester	Book/Page: 70380/349, Date: 04/10/24	\$227,000	Rocket Mortgage LLC
Sarah D Devardo	169 Hamilton St	Worcester	Book/Page: 70371/85, Date: 04/08/24	\$50,000	TD Bank NA
My Jireh Properties LLC	568 Harvard Ave	Worcester	Book/Page: 70375/99, Date: 04/08/24	\$35,000	Venessa Masterson
Mathew Roberts & Kathryn Roberts	3 Hockanum Way	Worcester	Book/Page: 70388/31, Date: 04/11/24	\$75,000	Digital FCU
Tracey Gerardi	4 Holly Ter	Worcester	Book/Page: 70370/209, Date: 04/08/24	\$65,000	Webster First FCU
S&m LLC	114-R June St	Worcester	Book/Page: 70386/228, Date: 04/11/24	\$292,750	Webster First FCU
S&m LLC	116 June St	Worcester	Book/Page: 70386/228, Date: 04/11/24	\$292,750	Webster First FCU
Francis Akwaboah	100 Kendrick Ave	Worcester	Book/Page: 70370/168, Date: 04/08/24	\$25,000	EMM Loans LLC

### Banker & Tradesman Mortgage-Only Transaction Listing



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<b>Borrower</b>	<b>Address</b>	<b>City</b>	<b>BookPage / Transaction Date</b>	<b>Mortgage</b>	<b>Lender</b>
Lisa J Leal	1 Knox St	Worcester	Book/Page: 70376/90, Date: 04/09/24	\$50,000	Leominster CU
John A Scala & Rosemary Scala	19 Longmeadow Ave	Worcester	Book/Page: 70380/81, Date: 04/10/24	\$80,000	Central One FCU
Lucy Frempong	24 Maxwell St	Worcester	Book/Page: 70374/197, Date: 04/08/24	\$160,000	Radius Financial Grp
Michael P Donahue & Patrick M Donahue	7 Merrill Rd	Worcester	Book/Page: 70374/318, Date: 04/08/24	\$112,400	Central One FCU
Aferdita Agalliu & Gezim Agalliu	218 Norfolk St	Worcester	Book/Page: 70378/259, Date: 04/09/24	\$30,000	Digital FCU
Ignacio Figueroa & Beatrice Figueroa	4 Simmons Ave	Worcester	Doc#: 000000000123030, Date: 04/10/24	\$68,500	Worcester CU
Wegener Kibutu & Virgen Rivera	54 Steele St	Worcester	Book/Page: 70375/356, Date: 04/09/24	\$7,424	USA HUD
Tuan Nguyen & Hanh Vo	22 Suffield St	Worcester	Book/Page: 70384/181, Date: 04/11/24	\$237,500	Guild Mortgage Co
Theresa Foley & Michael T Foley	11 Superior Rd	Worcester	Book/Page: 70387/35, Date: 04/11/24	\$226,000	Webster FiveCent Svgs
Alexia L Denaris	10 Tupelo Rd	Worcester	Book/Page: 70375/237, Date: 04/08/24	\$15,869	USA HUD
Robert C Davis & Christopher G Hart	6 Watson Ave	Worcester	Book/Page: 70394/171, Date: 04/12/24	\$520,000	Lowell Five Cent Svgs
Varang Parikh	244 Weatherstone Dr U:244	Worcester	Book/Page: 70388/298, Date: 04/12/24	\$100,000	Avidia Bank
Wenygttom Jordao	8 Woodcliffe Ave	Worcester	Book/Page: 70379/219, Date: 04/10/24	\$137,596	Homebridge Financial

**TOTAL TRANSACTIONS: 260**