

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE
RESIDENTIAL CREDIT OPPORTUNITIES TRUST VII-B

v.

DAVID D. BLAKE et al.

Argued May 8, 2024
Decided June 4, 2024

Panel: STANFILL, C.J., and MEAD, HORTON, LAWRENCE, and DOUGLAS, JJ.

MEMORANDUM OF DECISION

After a nonjury trial, David D. Blake and Rose Blake appeal from a judgment of foreclosure entered by the District Court (Bangor, *Roberts, J.*) on the complaint of Wilmington Savings Fund Society, FSB, as Owner Trustee of The Residential Credit Opportunities Trust VII-B. Contrary to the Blakes' arguments regarding Wilmington's standing, the record supports the trial court's determinations that the April 2023 assignment of the mortgage was valid and that Wilmington's interest in the promissory note was sufficient for standing purposes.¹ See *Bank of Am., N.A. v. Greenleaf*, 2014 ME 89, ¶¶ 6-7, 96 A.3d 700; 18-C M.R.S. §§ 5-905(1), 5-906(1) (2024); *PROF-2014-S2 Legal Title Tr. II, by U.S. Bank Nat'l Ass'n v. Sidelinger*, No. 2:19-CV-220-DBH, 2020 WL 6292742, at *4 (D. Me. Oct. 26, 2020); *Bank of Am., N.A. v. Cloutier*, 2013 ME 17, ¶¶ 16-18, 61 A.3d 1242; 11 M.R.S. §§ 1-1201(5), (21)(a), 3-1301(1) (2024). Moreover, the record contains sufficient evidence to support the court's finding

¹ At oral argument, the Blakes expressly waived any argument that any of the other assignments of the mortgage were invalid. Cf. *Wells Fargo Bank, N.A. v. White*, 2015 ME 145, ¶¶ 8-13, 127 A.3d 538.

of the amount due on the note. *See Deutsche Bank Tr. Co. Ams. v. Clifford*, 2021 ME 11, ¶¶ 13, 16 n.8, 246 A.3d 597; *Wilmington Tr., N.A. v. Berry*, 2020 ME 95, ¶ 18, 237 A.3d 167.

The entry is:

Judgment affirmed.

Richard W. McCarthy, Jr., Esq. (orally), Pittsfield, for appellants David D. Blake and Rose-Anne Blake

William Fogel, Esq. (orally), Brock & Scott PLLC, Portland, for appellee Wilmington Savings Fund Society, FSB

Bangor District Court docket number RE-2019-50
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