

AFFIDAVIT

i. Subodh Singh, Assistant Secretary

of Chase Manhattan Mortgage Corporation make oath and say that the principal and interest obligation mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that Chase Manhattan Mortgage Corporation caused to be published on September 5, 1997, September 12, 1997 and September 19, 1997 in the Milford Daily News, a newspaper published or by its title page purporting to be published in Milford and having a circulation therein, a notice of which the following is a true copy, there being no newspaper published in Mendon and the Milford Daily News having a general circulation in Mendon(See attached Exhibit A)

I also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended, by mailing the required notices certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed, the sale was postponed by public proclamation to October 27, 1997 at 2:00 p.m. upon the mortgaged premises, at which time and place upon the mortgaged premises, the sale was postponed by public proclamation to November 10, 1997 at 4:00 p.m. upon the mortgaged premises, at which time and place upon the mortgaged premises, Chase Manhattan Mortgage Corporation sold the mortgaged premises at public auction by W. Todd Finn, a duly licensed auctioneer, of Commonwealth Auction Associates, Inc., to Chase Manhattan Mortgage Corporation, for ONE HUNDRED SEVEN THOUSAND SIX HUNDRED FORTY NINE DOLLARS AND 37 CENTS (\$107,649.37) bid by Chase Manhattan Mortgage Corporation, being the highest bid made therefor at said auction. Said bid was then assigned by Chase Manhattan Mortgage Corporation to Federal National Mortgage Corporation, 1900 Market Street, Suite 800, Philidelphia, PA as evidenced by Assignment of Bid to be recorded herewith as Exhibit "B".

98 AUG - 6 PM 2:20

Chase Manhattan Mortgage Corporation

By: Subodh D. Singh
The State of Ohio **SUBODH SINGH**
ASSISTANT SECRETARY

Franklin, ss.

Signed and sworn to by the said Subodh Singh, Assistant Secretary
November 2, 1997
December 2, 1997

of Chase Manhattan Mortgage Corporation, before me,



KIMBERLY A. WALLACE
Notary Public, State of Ohio
My Commission Expires Dec. 25, 2001

Kimberly A. Wallace
Notary Public
My Commission expires:

return
HARMON LAW OFFICES, P.C.
P.O. BOX 610889
NEWTON HIGHLANDS, MASSACHUSETTS 02461-0889

EXHIBIT "A"

Notice Of Mortgagee's Sale Of Real Estate

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Jeanne M. McCann and Louis A. McCann to Best Mortgage Company, dated April 3, 1990 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 12715, Page 22, and a confirmatory mortgage recorded with said Deeds at Book 13991, Page 380, of which mortgage Chase Manhattan Mortgage Corporation is the present holder by assignment, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 12:00 p.m. on September 26, 1997, on the mortgaged premises located at 147 Hartford Avenue East, Mendon, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land, with the buildings thereon, in Mendon, Worcester County, Massachusetts, being shown as "A.P. 14 Lot 147" on a plan of land, entitled "Plan of Land for Roger S. and Frances E. Orefice, Mendon, Mass., November 1983", which plan is recorded with the Worcester Registry of Deeds in Plan Book 513, Plan 10 and to which plan reference is made for a more particular description of said premises. The premises are also shown as Parcel A on a plan of land entitled "Division of Land for Roger S. and Frances E. Orefice, Mendon, Mass., April 1979", which plan is recorded with the Worcester Registry of Deeds in Plan Book 462, Plan 33.

The premises are conveyed with the benefit of a maintenance easement for leaching system, as set forth in deed recorded in Book 7977, Page 198, and shown on plan recorded in Plan Book 513, Plan 10.

For mortgagors' title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 12715, Page 19.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of Five Thousand (\$5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 27 Needham Street, P.O. Box 610389, Newton Highlands, Massachusetts 02161-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

CHASE MANHATTAN MORTGAGE CORPORATION

Present holder of said mortgage
By its Attorneys,

HARMON LAW OFFICES, P.C.
Deirdre J. Keady, Esquire
27 Needham Street
P.O. Box 610389
Newton Highlands MA 02161-0389
(617) 244-7505
September 5, 1997
05.12.19
13262

W. Keady
HARMON LAW OFFICES, P.C.
P.O. BOX 610389
NEWTON HIGHLANDS, MASSACHUSETTS 02161-0389

EXHIBIT "B"

ASSIGNMENT OF BID

December 1997
January 2, 1998

Worthington, Ohio

Franklin, ss.

For good and valuable consideration, I, Subodh Singh, Assistant Secretary of Chase Manhattan Mortgage Corporation, hereby assign Chase Manhattan Mortgage Corporation's bid and all of its right, title and interest in and to and under a Memorandum of Sale of Real Property by Auctioneer, dated November 10, 1997, in connection with premises situated at 147 Hartford Avenue East, Mendon, Massachusetts, which is the subject of a mortgage given by Jeanne M. McCann, Louis A. McCann, and Jeanne M. McCann to Best Mortgage Company, Inc. dated April 3, 1990 and recorded with Worcester County (Worcester District) Registry of Deeds at Book 12715, Page 22 and a confirmatory mortgage recorded with said Deeds at Book 13991, Page 380, and assigned to Chase Manhattan Mortgage Corporation by Instrument dated November 9, 1993 and recorded with the Worcester County (Worcester District) Registry of Deeds in Book, ^{15804 189} Page to:

Federal National Mortgage Association
1900 Market Street, Suite 800
Philadelphia, PA 19103-0012

This Assignment is made without recourse, and subject to all terms and conditions contained in the said Memorandum of Sale, and Additional Terms, and Notices of Mortgagee's Sale of Real Estate.

By: Chase Manhattan Mortgage Corporation

HARMON LAW OFFICES, P.C.
P.O. BOX 610888
NEWTON HIGHLANDS, MASSACHUSETTS 02461-0888

Subodh D. Singh
SUBODH SINGH
ASSISTANT SECRETARY

The State of Ohio

December 2, 1997
~~January 1998~~

Franklin, SS.

Then personally appeared the above named
Sudh Singh, Assistant Secretary
as aforesaid and made oath that the foregoing statements are true
and acknowledged the foregoing to be the free act and deed of Chase
Manhattan Mortgage Corporation,

Summer M. Winegardner
Notary Public

My commission expires:



SUMMER M. WINEGARDNER
Notary Public, State of Ohio
My Commission Expires
Nov. 18, 2002

ATTEST: WORC. Anthony J. Vigliotti, Register