



Bk: 33819 Pg: 317 Doc: FD
Page: 1 of 3 08/08/2004 01:22 PM

FORECLOSURE DEED

Mortgage Electronic Registration Systems, Inc. as Nominee for Wachovia Mortgage Corporation, PRESENT HOLDER of a mortgage

from William K. Jennings and Louise Y. Jennings

to Mortgage Electronic Registration Systems, Inc. as Nominee for Wachovia Mortgage Corporation

dated April 26, 2002, and recorded with Worcester County (Worcester District) Registry of Deeds in Book 26482, Page 107

by the power conferred by said mortgage and every other power for One Hundred Ninety-Five Thousand Dollars and 00/100 Dollars (\$195,000.00)

paid, **GRANTS TO**

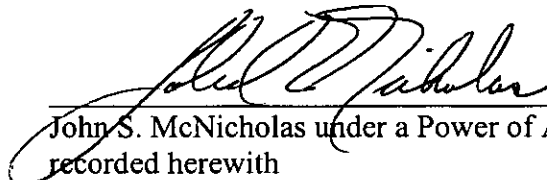
**Federal National Mortgage Association
3900 Wisconsin Avenue, NW
Washington, DC 20016**

the premises conveyed by said mortgage.

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 08/08/2004 01:22 PM
Ctrl# 020078 23128 Doc# 00102314
Fee: \$889.20 Cons: \$195,000.00

EXECUTED as a sealed instrument this 5th day of May, 2004

Mortgage Electronic Registration Systems, Inc. as
Nominee for Wachovia Mortgage Corporation



John S. McNicholas under a Power of Attorney
recorded herewith

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

May 5, 2004

On this 5th day of May, 2004, before me, the undersigned Notary Public, personally appeared John S. McNicholas proved to me through satisfactory evidence of identification to be the person whose name is signed on the proceeding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.


Notary Public: Daniel T. Wolfe
My commission expires: 1/7/2011

04-5659
0000428063

SHAPIRO & KREISMAN
490 BOSTON POST ROAD
SUDBURY, MA 01776



DANIEL T. WOLFE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
Jan. 7, 2011

80K
MA

property address: 77 Uxbridge Rd, Mendon, MA

AFFIDAVIT

I, JOHN S. MCNICHOLAS under a Power of Attorney for Mortgage Electronic Registration Systems, Inc. as Nominee for Wachovia Mortgage Corporation, named in the foregoing deed, make oath and say that the principal, interest and other obligations mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that I published on the 12th, 19th and 26th days of April, 2004 in the Milford Daily News, a newspaper published, or by its title page purporting to be published in Milford, Worcester County, Massachusetts, there being no newspaper published in the Town of Mendon and the Milford Daily News having a general circulation therein, a notice of which the following is a true copy:

See "Addendum A"

I also complied with M.G.L. Chapter 244, sec. 14, as amended, by mailing the required notices by certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed,

I sold the mortgaged premises at public auction by James McCloy of The Jumpp Company, Inc., a duly licensed auctioneer, to Federal National Mortgage Association.

above named, for One Hundred Ninety-Five Thousand Dollars and 00/100 Dollars (\$195,000.00)

bid by Federal National Mortgage Association being the highest bid made therefor at said auction.

Mortgage Electronic Registration Systems, Inc. as
Nominee for Wachovia Mortgage Corporation




JOHN S. MCNICHOLAS under a Power of
Attorney

COMMONWEALTH OF MASSACHUSETTS

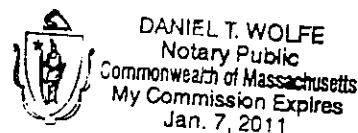
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Notary Public: Daniel T. Wolfe
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"ADDENDUM A"

77 UXBRIDGE RD.
**LEGAL NOTICE
 MORTGAGEE'S NOTICE OF SALE
 OF
 REAL ESTATE**

Premises: 77 UXBRIDGE ROAD
 MENDON, MASSACHUSETTS

By virtue and in execution of the Power of Sale contained in a certain mortgage given by William K. Jennings and Louise Y. Jennings to Mortgage Electronic Registration Systems, Inc. as Nominee for Wachovia Mortgage Corporation dated April 26, 2002 and recorded with Worcester County (Worcester District) Registry of Deeds in Book 26482, Page 107, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on the 5th day of May, 2004, A.D. at 12:00 P.M. (Noon) at or upon the mortgaged premises, 77 UXBRIDGE ROAD, MENDON, MASSACHUSETTS, as described below, being all and singular the premises described in said mortgage,

To wit:

The land in Mendon, Worcester County, Massachusetts, together with the buildings thereon, bounded and described as follows:

A certain tract of land situated in said town of Mendon, on the northerly side of the road leading from said Town of Mendon to the Town of Uxbridge, near Nipmuck or Mendon Pond, as the same may be called, being lot number seven (7) on a plan of house lots owned by John t. Mason, made by Henry W. Gaskill, C.E., dated September 1906, and filed with Worcester District Deeds, Plan Book 12, Plan 44, said lot being bounded:

Southerly: by land now formerly of the Milford & Uxbridge Street Railway Company about sixty-three (63) feet;

Westerly: by land now or formerly of Pyne about two hundred eighty-seven (287) feet;

Northerly: by the old road in a broken line about one hundred fifty-eight (158) feet; and

Easterly: by land now or formerly of Daniel J. Sprague about two hundred sixtyfour (264) feet.

For title reference see Deed dated July 6, 1995 and recorded Book 12020, Page 247.

TERMS OF SALE: Said premises will be sold and conveyed subject to all outstanding municipal or other public taxes, tax titles, assessments, liens or claims in the nature of liens, rights of tenants and parties in possession, and existing encumbrances of record, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND DOLLARS and NO/100 (\$5,000.00) must be paid by certified, bank, treasurer's or cashier's check at the time and place of the sale by the purchaser as a deposit. The balance of the purchase price is to be paid in cash, or by certified check, bank cashier's check or bank treasurer's check within 30 days thereafter at the Law Offices of Shapiro & Kreisman, Chiswick Park, 490 Boston Post Road, Sudbury, MA 01776 (978) 443-8800. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

Mortgage Electronic Registration
 Systems, Inc. as
 Nominee for Wachovia Mortgage
 Corporation,
**PRESENT HOLDER OF SAID
 MORTGAGE**

AD#479886
 MDN 4/12, 4/19, 4/26/04

ATTEST: WORC. Anthony J. Vigliotti, Register