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Recorded DEC 4 1973 at 4:12 P.M. Affidavit

I, Shelley D. Vincent, President of Milford National Bank and Trust Company, named in the foregoing deed, make

oath and say that the principal, interest and tax

obligations

were

mentioned in the mortgage above referred to / not paid or tendered or performed when due or prior to

the sale, and that said Milford National Bank and Trust Company published on the

24th and 30th days of July and the 6th day of August 1973

in the Milford Daily News

there being no newspaper published in Mendon  
a newspaper published or by its title page purporting to be published in Milford, Massachusetts and having a circulation therein, a notice of which the following is a true copy

#### Mortgagee's Sale Of Real Estate

By virtue and in execution of the POWER OF SALE contained in a certain mortgage given by RAYMOND F. THOMAS to the MILFORD NATIONAL BANK & TRUST COMPANY dated May 29, 1970 and recorded with the Worcester District Registry of Deeds, Book 5035, Page 56, 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 at ten-thirty (10.30) o'clock A.M. on the seventeenth day of August, 1973 on the premises described in said mortgage, all and singular the premises described in said mortgage:

To wit:  
A certain parcel of land, with the buildings thereon and all the privileges and appurtenances thereto belonging, situated in Mendon, on the westerly side of Main Street and on the northerly side of Maple Street, bounded and described as follows:

BEGINNING at the northeasterly corner of the premises herein conveyed at a stone bound on the westerly side of Main Street;

THENCE westerly 111.8 feet by land conveyed by Daniel H. Barnes to Pauline Kingman to a drill hole in a stone at land now or formerly of Samuel A. Brown;

THENCE southerly by said Brown land to Maple Street;

THENCE easterly by Maple Street to Main Street;

THENCE northerly by Main Street to the place of beginning.

Being the same premises described in deed of Susanah C. Talcott to Daniel H. Barnes, dated April 14, 1900, and recorded with Worcester District Deeds, Book 1646, Page 208, together with the same premises conveyed by Henry M. Aldrich et al to Daniel H. Barnes by deed dated December 7, 1903 and recorded with said Deeds, Book 772, Page 121, excepting therefrom the premises conveyed by Daniel H. Barnes to Pauline Kingman by deed dated November 22, 1911, recorded with said Deeds, Book 1978, Page 391.

Subject to a right of way along the westerly side of the above described premises and subject to the right to take water from a well as recited in said deed of Henry M. Aldrich et al. Subject to the rights in a cesspool granted to Pauline Kingman in said deed above referred to and together with the rights in a well reserved in said deed to Pauline Kingman.

Meaning and intending to hereby convey any and all the same premises as were conveyed to D. Kinsley Barnes and Viola M. Barnes by deed dated November 18, 1961 recorded in Worcester District Registry of Deeds, Book 4245, Page 176.

For mortgagor's title see deed from Viola M. Barnes dated May 29, 1970 and recorded with Worcester District Registry of Deeds, Book 5035, Page 44.

Said premises will be sold subject to any and all unpaid taxes, tax titles and municipal liens if any there be.

For authorization to foreclose see Land Court decree in Case No. 68005 Misc. in Equity.

Terms of Sale: \$6,500 in cash or certified check to be paid by the purchaser on purchasers at the time and place of sale.

Other terms to be announced at the sale.

Signed Milford National  
Bank & Trust Company  
By Tyler & Reynolds  
Present holder of  
said mortgage  
July 13, 1973  
Tyler & Reynolds  
One Boston Place  
Boston, Massachusetts 02108

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

At the time and place described in said notice, Francis J. Drugan, an auctioneer, appeared and read an announcement postponing the sale until 10:30 a.m. on September 28, 1973, and at 10:30 a.m. on September 28, 1973, at the place appointed in said notice and stated in the postponement announcement, the said Milford National Bank and Trust Company

sold the mortgaged premises at public auction by

said Francis J. Drugan an auctioneer, to David B. Lowell

above named, for THIRTY-FIVE THOUSAND (\$35,000.00) ----- dollars

bid by said David B. Lowell

being the highest bid made therefor at said auction.

MILFORD NATIONAL BANK AND TRUST

COMPANY

BY *Shelley D. Vincent*  
Its President

Signed and sworn to by the said Shelley D. Vincent

October 25, 19 73, before me,

*Stanly W. Tuttle*  
Stanly W. Tuttle Notary Public

My commission expires November 1, 1974

■ END OF INSTRUMENT ■

Recorded DEC 4 1973 at 4:12 P.M.

COMMONWEALTH OF MASSACHUSETTS  
LAND COURT

Case No. 68004 Misc.  
(Seal) In Equity

Milford National Bank & Trust Company

VS.

Raymond F. Thomas, Frances A. Thomas  
Guaranty Bank & Trust Co.; State Street Bank and Trust Co.; United States of America, Internal Revenue Service; Lee J. Herzig; G. Godfrey Davenport, Dwight J. Davenport, partners, d/b/a G.G. Davenport & Sons; Greenleaf Finance Incorporated; Thomas J. Woods; St. Vincent's Hospital, Inc.;

DECREE

Under the provision of the Soldiers' and Sailors' Civil Relief Act of 1940, as amended, this cause came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ORDERED, ADJUDGED and DECREED that the plaintiff be and is hereby authorized and empowered to make an entry and to sell the property covered by the mortgage given by Raymond F. Thomas to the petitioner, dated September 28, 1970, recorded in Worcester District Deeds, Book 5079, Page 592,