

Affidavit

I, Susan de Boisblanc, Authorized Signatory of GE Capital Asset Management Corporation as it is General Partner of Fairfield Affiliates named in the foregoing deed, make

oath and say that the principal and interest

obligation

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

sale, and that I published on the 28th day of

March, 1994 and on the 4th and 11th days of April, 1994

in the Milford Daily News

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

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.
(INSERT ADVERTISEMENT)

The undersigned further certifies:

1. That GE Capital Asset Management Corporation, a Delaware corporation, and Kidder Properties, Inc., a Delaware corporation, are the sole general partners of a general partnership known as Fairfield Affiliates;
2. That the foreclosure of mortgage and execution of this deed relating to property located at 76 Uxbridge Road, Mendon, Worcester County, Massachusetts is in the usual course of business for Fairfield Affiliates; and
3. That this conveyance does not involve anything which may not be done by less than all the partners, as set forth in General Laws Chapter 108A, Section 9.

I also complied with Chapter 244, Section 14, of 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.

I sold the mortgaged premises at public auction by Robert H. Richey

an auctioneer, to Fairfield Affiliates, a General Partnership

above named, for Ninety Six Thousand Six Hundred and 00/100 (\$96,600.00) Dollars

bid by Martin A. Lamb, attorney in fact for Fairfield Affiliates, a General Partnership pursuant to Power of Attorney dated March 28, 1994 recorded herewith, being the highest bid made therefor at said auction.

Fairfield Affiliates
By:
GE Capital Asset Management Corporation
General Partner

By: Susan de Boisblanc *[Signature]*

Signed and sworn to by the said Susan de Boisblanc/Authorized Signatory ... May 12, 1994, before me,

Martha Ortega
Notary Public
My commission expires 02/08/97

94 MAY 27 PM 1:10

[Handwritten signature]

EXHIBIT A**Mortgagee's Sale Of Real Estate**

76 Uxbridge Road Mendon

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Felix C. Frabotta and Nancy L. Frabotta to Lion Funding Corp. dated December 8, 1986 and recorded with Worcester County (~~Worcester District~~) Registry of Deeds, at Book 10052, Page 65 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 mortgaged premises hereinafter described namely 76 Uxbridge Road, Mendon, Worcester County, Massachusetts, on May 2, 1994 at 9:00 AM all and singular premises described in said mortgage as follows:

First Parcel

BEGINNING at a stake driven in the southeasterly side of the highway at the northwesterly corner of the granted premises at land now or this grantor and set forth as the second parcel hereinafter described;

THENCE S. 45° E. with said second parcel hereinafter described eighty-three (83) feet to Nipmuc Pond;

THENCE northeasterly with said pond about fifty (50) feet, more or less, at land now or formerly of Royal E. Davis;

THENCE N. 45° W. eighty-four (84) feet with said Davis land to a stake in said line of said highway;

THENCE southwesterly with said line of said highway fifty (50) feet to the point of beginning.

Second Parcel

BEGINNING at the southerly corner of the granted premises on the shore of Nipmuc Pond at land formerly of Charles E. Guild;

THENCE N. 28° 45' W. by last mentioned land about sixty-eight (68) feet to the southeasterly side of said road;

THENCE northeasterly by the southeasterly side of said road about one hundred fifty (150) feet to the first parcel described in this deed;

THENCE southeasterly by said first parcel about eighty-three (83) feet to the shore of said Nipmuc Pond;

THENCE southwesterly by the shore of said Nipmuc Pond to the point of beginning.

For title see Deed of Dorothy E. Hannaford, et als recorded with Worcester County Registry of Deeds Book 9396, Page 114.

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

TERMS

Five Thousand and 00/100 (\$5,000.00) Dollars in cash or certified check at the time and place of the sale, balance to be paid at the office of ADELSON, GOLDEN & LORIA, P.C., Attorneys for Fairfield Affiliates TWO CENTER PLAZA, SUITE 500, BOSTON, MASSACHUSETTS, within thirty days of the sale. Other terms, if any to be announced at the sale.

Fairfield Affiliates

Present holder of said mortgage

By its Attorneys

ADELSON, GOLDEN & LORIA, P.C.

TWO CENTER PLAZA, SUITE 500

BOSTON, MASSACHUSETTS 02108

AUCTIONEER: Richey Marketing Group, Mass. Lic. No. 1793

March 28, 1994

28,04,11

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ATTEST: WORC. Anthony J. Vigliotti, Register