

BY *G. Arthur Small*
Treasurer



The Commonwealth of Massachusetts

Worcester ss.

December 31,

Then personally appeared the above named G. Arthur Small

and acknowledged the foregoing instrument to be the free act and deed of Uxbridge Savings Bank
before me,

Frank Prestera
Frank Prestera

Notary Public—~~Notary Public~~

My commission expires Oct. 29, 19 54

Recorded Jan. 9, 1953 at 3h. 55m. P. M.

■ END OF INSTRUMENT ■

Affidavit

I, G. Arthur Small, Treasurer of the Uxbridge Savings Bank, being
duly authorized and empowered to act in the name and behalf
of said Bank 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
8th, 15th and 22nd day of December 19 52

in the Milford Daily News, there being no newspaper published in
said Town of Mendon,
a newspaper published or by its title page purporting to be published in Milford, in said County
of Worcester
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 Leo J. Manseau and Stella M. Manseau, husband and wife, of Mendon, Worcester County, Massachusetts, to Uxbridge Savings Bank, located at Uxbridge, dated February 25, 1948, recorded with Worcester District Deeds, Book 3106, Page 213, 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 11:00 A. M. on the 31st day of December 1952, on the mortgaged premises, 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 said Mendon described as follows:
A certain tract of land situated in said Mendon on the northerly side of Hartford Turnpike bounded and described as follows:
— BEGINNING at a point on Hartford Turnpike two hundred seventy-five (275) feet from the westerly boundary of land of one Norman Rogers;
Thence running northerly and bounded easterly by land of Frank Roy two hundred (200) feet to a point;
Thence turning and running westerly by other land of Frank Roy one hundred seventy-five (175) feet to a point;
Thence turning and running southerly two hundred (200) feet along other land of said Frank Roy to Hartford Turnpike;
Thence turning and running along said Turnpike one hundred seventy-five (175) feet to point of beginning.
Being a portion of the premises conveyed to Frank Roy by Herbert S. Wood by deed dated January 29, 1948, and recorded with Worcester District Deeds, Book 3107—Page 44. Said portion conveyed to Roy being part of the 3rd parcel of land described in deed from Obadian Wood to Perry Wood, dated Apr. 1, 1845, recorded in Book 412, Page 241. And Being the premises this day conveyed to us by deed of Frank Roy to be recorded herewith."

Said premises will be sold subject to unpaid taxes and municipal liens.

Terms of sale: \$500 to be paid in cash at the time and place of sale, balance on delivery of deed at Room 2 Central Building, 85 Church Street, Whitinsville, Mass., within five days after said deed has been approved by the Land Court.

Other terms to be announced at the sale.

UXBRIDGE SAVINGS BANK
By G. Arthur Small,
Treasurer
Present holder of
said mortgage.

December 4, 1952
Frank Prestera, Attorney,
Room 2 Central Building,
85 Church Street,
Whitinsville, Mass.