



Milford Federal Savings and Loan Association

a corporation duly established under the laws of The United States of America

and having its usual place of business at 246 Main Street, Milford,

Worcester County, Massachusetts

holder of a mortgage

from Walter A. Maxcey and Etta C. Maxcey, husband and wife,

to said Milford Federal Savings and Loan Association

District)

dated April 20, 1979

recorded with Worcester County (Worcester Deeds

book 6728 ,page 63

. by the power conferred by said mortgage and

every other power, for Forty Two Thousand Eight Hundred Nine and dollars
89/100 (\$42,809.89)

paid, grants to David M. Baldiga and Christine M. Baldiga, husband and
wife as tenants by the entirety of 5 Blackstone Street, Mendon, MA
the premises conveyed by said mortgage.

PROPERTY ADDRESS: 95C Washington Street, Mendon, MA 01756

WORCESTER

029854

COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCISE

FEB 16 '83
PB. 11056



98.04

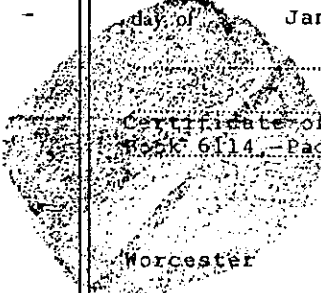
for 1/19/83

Witness the execution and the corporate seal of said corporation this 27th

day of January 19 83.

Milford Federal Savings and Loan Association

By: *Paul D. Bozzini*
Paul D. Bozzini President



Certificate of Vote
Book 6114, Page 387

The Commonwealth of Massachusetts

Worcester

ss.

January 27 19 83

Then personally appeared the above named Paul D. Bozzini

and acknowledged the foregoing instrument to be the free act and deed of Milford Federal Savings and Loan Association before me,

Dennis M. Sullivan
Dennis M. Sullivan Public Notary

My commission expires June 16 19 83

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Recorded FEB 16 1983 at 3:56 PM

Affidavit

I, Paul D. Bozzini, President of Milford Federal Savings and Loan Association named in the foregoing deed, make oath and say that the principal interest and tax obligation

were mentioned in the mortgage above referred to / not paid or tendered or performed when due or prior to the sale, and that the said Milford Federal Savings and Loan Association published on ~~the~~ December 23, December 30, 1982 and January ~~xxxx~~ 6, 1983 ~~xx~~ in the Milford Daily News a newspaper published or by its title page purporting to be published in Milford, MA 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, MA.

(INSERT ADVERTISEMENT)

See Attached Appendix A

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

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

and Loan Association sold the mortgaged premises at public auction by

Edward D. Larkin an auctioneer, to David M. Baldiga and Christine M. Baldiga, husband and wife

above named, for Forty Two Thousand Eight Hundred Nine and 89/100 dollars (\$42,809.89) bid by David M. Baldiga and Christine M. Baldiga, husband and wife,

being the highest bid made therefor at said auction.

Paul D. Bozzini
Paul D. Bozzini, President of
Milford Federal Savings and Loan
Association

Signed and sworn to by the said Paul D. Bozzini, President of Milford Federal Savings and Loan Association
January 27 1983, before me,

Dennis M. Sullivan
Dennis M. Sullivan, Notary Public - ~~XXXXXXXXXXXX~~

My commission expires June 16 1983

APPENDIX A

**Mortgagee's Sale
Of Real Estate**

By virtue and in execution of the POWER OF SALE contained in a certain mortgage given by Walter A. Maxcey and Etta C. Maxcey, husband and wife to Milford Federal Savings and Loan Association dated April 20, 1979 and recorded with Worcester County (Worcester District Deeds,) Book 6728, Page 63, of which the mortgage is underwritten is the present holder, for breach of conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 10:00 o'clock a.m. on the 27th day of January A.D. 1983, on the premises below described being known as 95C Washington Street, Mendon, Worcester County, Massachusetts and being described as follows, to wit:

"A certain tract of land in Mendon, Worcester County, Massachusetts, as shown on a plan of land of M & T Trucking Co., Howard Miller, et al, Mendon, Mass., July 25, 1972, Scale 100' to an inch, John R. Andrews, Jr., Surveyor, said plan recorded with Worcester District Registry of Deeds, Plan Book 367, Plan 57, and being more particularly bounded and described on said plan as follows:

Beginning at a point on the westerly side of Washington Street at the end of a stone wall, this being the northeasterly corner of the premises herein described;

THENCE: S. 33° 38' E., 283.00 feet;

THENCE: S. 36° 14' 79.89 feet;

THENCE: S. 22° 14' E., 15.11 feet to other land of M & T Trucking; the last three courses being the westerly side of Washington Street;

THENCE: S. 57° 46' W., 330.0 feet by land of M & T Trucking to a point;

THENCE: N. 25° 30' 20" W., 437.01 feet by wall to a corner of walls;

THENCE: N. 69° 42' E., 272.20 feet by wall and land formerly of Ames to the place of beginning.

Containing 133,880 square feet of land, more or less, according to said plan.

The above-described premises are conveyed subject to an easement granted for a powerline and any other easements or rights of way of record so long as they are in force and are applicable.

Meaning and intending to convey and hereby conveying the same and all the same premises as were conveyed to us Foreclosure Deed of the Milford Federal Savings & Loan Association dated February 1, 1979, and to be recorded herewith, Inst. # 17873

The above premises will be sold subject as above and to all outstanding tax titles, municipal or other public taxes, assessments and liens, if any.

TERMS OF SALE: Three Thousand (\$3,000.00) Dollars will be required to be paid in cash or certified check by the purchaser at the time and place of sale as earnest money. The balance is to be paid in cash or by certified check within ten (10) days thereafter to be deposited in escrow with Dennis M. Sullivan at 12 Congress Street, Milford, MA, pending approval of said sale by the Land Court. Deed to be taken within ten (10) days from the date of approval of said sale by the Land Court. Other terms, if any, to be announced at the sale.

Milford Federal
Savings and
Loan Association

Signed By:
Paul D. Bozzini
President

Present holder of
said mortgage

December 16, 1982

From the office of:

Dennis M. Sullivan

P.O. Box 268

12 Congress Street

Milford, MA 01757

(617) 473-4811

December 23, 1982

23-30-6

Recorded FEB 16 1983 at 3h56mPM