

MASSACHUSETTS FORECLOSURE DEED BY CORPORATION (LONG FORM) 919

American Business Mortgage Services Inc.



Bk: 35381 Pg: 101 Doc: FD  
Page: 1 of 3 12/24/2004 11:20 AM

duly established under the laws of the the state of Pennsylvania  
and having its usual place of business at 100 Penn Square East, Philadelphia, PA 19107

the present holder of a mortgage  
from Henry E. Eaton, Jr. and Lori A. Eaton  
to American Business Mortgage Services Inc.  
dated November 29, 2001,

Recorded with the Worcester County (Worcester District) Registry of Deeds at Book 25408, on Page 26; by power conferred by said mortgage and every other power, for THREE HUNDRED TWENTY THOUSAND DOLLARS AND 00/100 (\$320,000.00) paid, grants to American Business Mortgage Services Inc, of 100 Penn Square East, Philadelphia, PA 19107

the premises conveyed by said mortgage

Witness the execution and the corporate seal of said corporation this 27<sup>th</sup> day of October, 2004.

For Authority see Vote recorded herewith

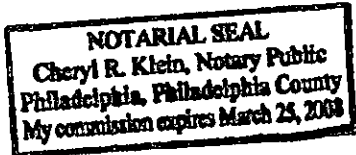
American Business Mortgage Services Inc  
By: *Carolee Berasi*  
Carolee Berasi, Assistant Vice President

The State of Pennsylvania

Philadelphia ss,

October 27, 2004

On this day of October, 2004, before me, the undersigned notary public, personally appeared Carolee Berasi, who I have personal knowledge of identity, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



*Cheryl R. Klein*  
Official Signature and Seal of Notary  
My Commission expires:

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.

Return  
Burrton + Stadfeld  
100 Cambridge St  
Boston ma 02114

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 12/24/2004 11:20 AM  
Ctrl# 030497 11201 Doc# 00232647  
Fee: \$1,459.20 Cons: \$320,000.00

RE: 10 BLACKSTONE STREET, MENDON, MASSACHUSETTS 01756

3 *gr*

*Affidavit*

I, Carolee Berasi, Assistant Vice President for American Business Mortgage Services Inc. ("Lender"),

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 the Lender published on the 6<sup>th</sup> and 13<sup>th</sup> and 20<sup>th</sup> days of September, 2004,  
in The Milford Daily News,

a newspaper published or by its title page purporting to be published in the town of Mendon, a notice of which the following is a true copy.

INSERT ADVERTISEMENT

(See Exhibit "A" annexed hereto and incorporated herein by reference.) I have complied with Chapter 244, Section 13 of Massachusetts General Laws, as amended, by mailing the required notices by Certified Mail, Return Receipt Requested, and in matters concerning federal tax liens appropriate notice was given in accordance with 26 US CAS. 7425 (c) (I).

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

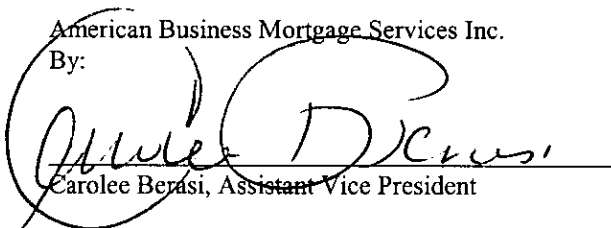
the Lender

sold the mortgaged premises at public auction by

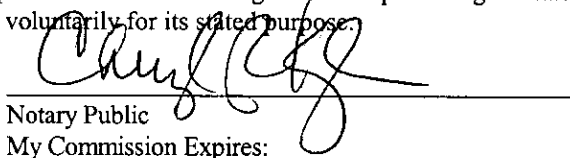
Terryanne St. Pierre, of Tache Auctions & Sales Inc., an auctioneer, to American Business Mortgage Services Inc. for THREE HUNDRED TWENTY THOUSAND DOLLARS AND 00/100 (\$320,000.00) bid by American Business Mortgage Services Inc., being the highest bid made therefor at said auction.

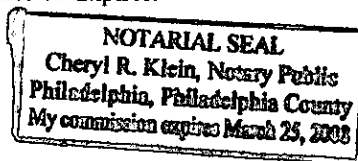
American Business Mortgage Services Inc.

By:

  
Carolee Berasi, Assistant Vice President

On this 27 day of October, 2004, before me, the undersigned notary public, personally appeared Carolee Berasi, who I have personal knowledge of identity, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

  
Notary Public  
My Commission Expires:



**EXHIBIT "A"**

ATTACHED TO AND FORMING A PART OF FORECLOSURE DEED AND AFFIDAVIT IN LAND COURT CASE NO.301359, PROPERTY LOCATED AT 10 BLACKSTONE STREET, MENDON, MASSACHUSETTS 01756.

10 BLACKSTONE ST.  
**LEGAL NOTICE  
 MORTGAGEE'S NOTICE OF SALE  
 OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Henry E. Eaton Jr. and Lori A. Eaton to American Business Mortgage Services Inc. dated November 29, 2001 and Recorded with the Worcester County (Worcester District) Registry of Deeds at Book 25408, on Page 26 of which Mortgage the undersigned is the present holder, for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 9:00 AM on the 14th day of October, 2004 at 10 Blackstone Street, Mendon, Massachusetts 01756, all and singular the premises described in said Mortgage, to wit:

The land in Mendon, Worcester County, commonwealth of Massachusetts including the buildings thereon, situated on the easterly side of Blackstone Street and bounded and described as follows:

Beginning at corner of walls on the easterly side of said Blackstone Street, which point is about 540 feet northerly from a point opposite the center line of Emerson Street at its intersection with said Blackstone Street.

THENCE S. 79 degrees E. by stone wall, one hundred eighty-one (181) feet to a point at land now or formerly of Hein VanderLinde et al;

THENCE S. 34 degrees W. three hundred forty-eight (348) feet to a steel stake;

THENCE N. 56 degrees W., one hundred sixty (160) feet to a steel stake on the easterly side of said Blackstone Street, the last two lines being by land now or formerly of said VanderLinde; and

THENCE N. 34 degrees E. by the easterly side of said Blackstone Street, two hundred eighty-one (281) feet to the point of beginning.

Being the same premises as conveyed to this mortgagor in Book 23029 Page 264.

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession.

**TERMS OF SALE:**

A deposit of FIVE THOUSAND

DOLLARS AND 00 CENTS (\$5,000.00) shall be required to be paid to the mortgagee in cash, by certified or bank cashier's check at the time and place of sale. The balance of the purchase price is to be paid in cash, by certified check or by bank cashier's check in or within 30 days from the date of the sale. **TIME WILL BE OF THE ESSENCE.**

Other terms, if any, to be announced at the sale.

American Business Mortgage  
 Services Inc.  
 Present Holder of said Mortgage,  
 By Its Attorneys,  
 Barron & Stadfeld, P.C.  
 Thomas V. Bennett  
 100 Cambridge Street, Suite 1310  
 Boston, MA 02114  
 617-723-9800

AD#607762  
 MDN 9/6, 9/13, 9/20/04

**ATTEST: WORC. Anthony J. Vigliotti, Register**