

FORECLOSURE DEED

FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF NEW BANK OF NEW ENGLAND, N.A., ASSIGNEE OF FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF BANK OF NEW ENGLAND, N.A., a corporation organized under the laws of the United States of America and having a usual place of business at 124 Grove Street, Franklin, Norfolk County, Massachusetts 02038, holder of a mortgage from John A. Purpura and Jeanne A. Purpura to Union National Bank, dated April 8, 1987, recorded with Middlesex South District County Registry of Deeds (the "Registry") in Book 18014, Page 57, by power conferred by said mortgage and every other power, for consideration in value equal to **Fifty-Five Thousand (\$55,000.00) Dollars** paid, grants to **Maria E. Beck and Kenneth R. Beck, husband and wife, as tenants by the entirety**, of 4 Oak Hill Road, Littleton, MA, that portion of the premises conveyed by said mortgage described in Exhibit A hereto.

FEDERAL DEPOSIT INSURANCE CORPORATION was appointed RECEIVER OF NEW BANK OF NEW ENGLAND, N.A., ASSIGNEE OF FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF BANK OF NEW ENGLAND, N.A., pursuant to a DECLARATION OF INSOLVENCY AND APPOINTMENT OF RECEIVER RECORDED IN THE REGISTRY IN BOOK 21038, PAGE 471, AND NOTICE OF ASSIGNMENT RECORDED IN THE REGISTRY IN BOOK 21038, PAGE 468. Also note merger of Union National Bank with Bank of New England.

Executed under seal this 26th day of August, 1996.

— FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF NEW BANK OF NEW ENGLAND, N.A., ASSIGNEE OF FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF BANK OF NEW ENGLAND, N.A.

By: 

Carey Monahan, Attorney-in-fact, pursuant to Power of Attorney recorded with the Registry in Book 21209, Page 317.

## COMMONWEALTH OF MASSACHUSETTS

Norfolk SS.

August 26, 1996

Then personally appeared the above-named Carey Monahan, Attorney-in-fact as aforesaid, and acknowledged the foregoing instrument to be the free act and deed of FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF NEW BANK OF NEW ENGLAND, N.A., before me,

  
Notary Public

My Commission Expires: 11-25-99

R. Craig Reynolds  
111 Main St  
S. Lancaster, MA  
01561

481 Newton Rd, Littleton, MA 01861  
816 35.00  
MSD 09/05/96 02:45:26

**APPENDIX A****NEWTON ROAD****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 John A. Purpura and Jeanne A. Purpura to Union National Bank, formed under the laws of the Commonwealth of Massachusetts, dated April 8, 1987 and recorded with the South Middlesex Registry of Deeds (the "Registry"), in Book 18014, Page 57 ("Mortgage"), of which Mortgage FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF NEW BANK OF NEW ENGLAND, N.A. Assignee of Federal Deposit Insurance Corporation as Receiver of Bank of New England, N.A. is the present holder (by virtue of merger of Union National Bank with Bank of New England), for breach of the conditions contained in the Mortgage and for the purpose of foreclosing the same, there shall be sold at Public Auction beginning at 10:00 am on Monday, July 22, 1996, on the premises located at lots 2 and 5 Newton Road aka 481 New Town Road, Littleton, Massachusetts, where a flag shall be erected on the day of such sale, all and singular the premises described in the Mortgage (the "Mortgaged Premises"), to wit:

The land shown as Lots 2 and 5 on a plan of land entitled: "Plan of Land in Littleton, Mass. for John Purpura and Rick Marcouillier, Commonwealth Engineering Group, 18 Old Westford Rd., Westford Mass. 01886, August 18, 1986," recorded in Middlesex South District Registry of Deeds on January 7, 1987 as Plan #34, to which plan reference is made for a more particular description.

Containing 181,300 square feet more or less according to said plan.

**TERMS OF SALE:** The Mortgaged Premises shall be sold subject to any and all unpaid condominium assessments and liens, taxes, charges and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances, restrictions, reservations and conditions of record and leaseholds and/or rights of parties in possession entitled to precedence over the Mortgage, including rights or claims in improvements and personal property now located on the Mortgaged Premises and installed by current or former owners or occupants.

The mortgaged premises shall be offered as individual lots. The sale of lot 2 shall commence at 10:00 am as aforesaid, and the auction of lot 5 shall commence immediately thereafter.

Cashier's or certified checks drawn upon any bank or trust company doing business in the Commonwealth of Massachusetts, in the sum of FIVE THOUSAND AND 00/100 (\$5,000.00) DOLLARS must be presented at the sale of each individual lot in order to qualify as a bidder for each lot and shall be tendered by the successful bidder at each sale as a deposit. The balance of the purchase price is to be paid within 45 days thereafter to Daniel W. Ladd, Esq., as attorney for FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF NEW BANK OF NEW ENGLAND, N.A. Assignee of Federal Deposit Insurance Corporation

tion as Receiver of Bank of New England, N.A. ("Mortgage Holder") at 57 Bedford Street, suite 102, Lexington, MA 02173, at which time a Foreclosure Deed for each portion of the Mortgaged Premises will be delivered to each successful bidder. TIME WILL BE OF THE ESSENCE. Each successful bidder shall be required to execute a Memorandum Of Sale upon acceptance of his/her bid, containing certain terms including those herein and others announced at the sale.

Mortgage Holder reserves the right to postpone the sale to a later date by public proclamation by Mortgage Holder, its attorney or its auctioneer at the time and date appointed for the sale and to further postpone the sale by public proclamation on the adjourned sale date at the time appointed for the adjourned sale. The description of the Mortgaged Premises contained in the Mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

Sale to be conducted by Richey Marketing Group, 257 Commercial Street Boston MA (617) 367-2021 Registration No. 1886

FEDERAL DEPOSIT  
INSURANCE CORPORATION  
RECEIVER OF NEW BANK  
OF NEW ENGLAND, N.A.  
Assignee of Federal Deposit Insurance  
Corporation as Receiver  
of Bank of New England, N.A.  
PRESENT HOLDER OF THE MORTGAGE  
PURSUANT TO ASSIGNMENT  
OF THE MORTGAGE  
AND THE MORTGAGE  
RECORDED IN THE REGISTRY  
IN BOOK 18014 PAGE 57  
NOTICE OF ASSIGNMENT  
RECORDED IN THE REGISTRY  
IN BOOK 18014 PAGE 468

By Daniel W. Ladd, Esq.  
The Law Office of Daniel W. Ladd  
57 Bedford Street, Suite 102  
Lexington, MA 02173  
Tel (617) 860-1600

Littleton Independent 613 600 627 96

EXHIBIT A

The land shown as Lot 5 on a plan of land entitled: "Plan of Land in Littleton, Mass. for John Purpura and Rick Marcouillier. Commonwealth Engineering Group. 18 Old Westford Rd., Westford Mass. 01886, August 18, 1986," recorded in Middlesex South District Registry of Deeds on January 7, 1987 as Plan #34, to which plan reference is made for a more particular description.

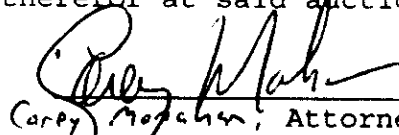
Containing 140,300 square ft more or less according to said plan.

AFFIDAVIT

I, \_\_\_\_\_, Attorney-in-fact for FEDERAL DEPOSIT INSURANCE CORPORATION ("FDIC") AS RECEIVER OF NEW BANK OF NEW ENGLAND, N.A., ASSIGNEE OF FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF BANK OF NEW ENGLAND, N.A. named in the foregoing deed, make oath and say that the principal, interest and certain 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 FDIC AS RECEIVER OF NEW BANK OF NEW ENGLAND, N.A., ASSIGNEE OF FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF BANK OF NEW ENGLAND, N.A. caused to be published on the 13th, 20th and 27th days of June, 1996 in the Littleton Independent, a newspaper published or by its title page purporting to be published in Littleton, MA and having a general circulation therein, a notice, a true copy of which is attached hereto as Appendix "A" and made a part hereof.

FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF NEW BANK OF NEW ENGLAND, N.A., ASSIGNEE OF FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF BANK OF NEW ENGLAND, N.A. also complied with Chapter 244, Section 14 of Massachusetts General Laws, as amended, by mailing the required notices by certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed, FDIC AS RECEIVER OF NEW BANK OF NEW ENGLAND, N.A., ASSIGNEE OF FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF BANK OF NEW ENGLAND, N.A. sold the portion of mortgaged premises described in the attached foreclosure deed at public auction by Richey Marketing Group, a licensed auctioneer, to Maria E. Beck and Kenneth R. Beck, for Fifty-five Thousand (\$55,000.00) DOLLARS bid being the highest bid made therefor at said auction.



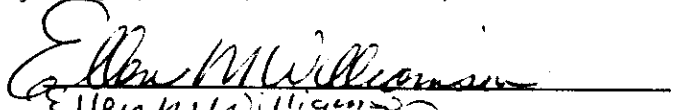
Cary Morahan, Attorney-in-fact  
FEDERAL DEPOSIT INSURANCE CORPORATION AS  
RECEIVER OF NEW BANK OF NEW ENGLAND, N.A.,  
ASSIGNEE OF FEDERAL DEPOSIT INSURANCE  
CORPORATION AS RECEIVER OF BANK OF NEW  
ENGLAND, N.A. pursuant to Power of Attorney  
recorded with Middlesex South District County  
Registry of Deeds in Book 21209 Page 317

## COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

August 26, 1996

Signed and sworn to by said Cary Morahan, Attorney-in-fact of  
FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF NEW BANK  
OF NEW ENGLAND, N.A., on August 26, 1996, before me,



Notary Public

My commission expires: 11-25-99

R. Craig Reynolds  
411 Main St.  
S. Leominster, MA  
01374

Newton Rd, C. H. H. H.

465 NEWTOWN ROAD, LITTLETON, MA  
10.75  
129  
MSD 10/06/97 10:06:34

DEED RESTRICTION

This Deed Restriction cannot be removed from the recorded page and book at the Registry of Deeds without written approval by the Littleton Board of Health.

THE DEED RESTRICTION SHALL BE PLACED ON THE FACE OF THE PROPERTY DESCRIPTION OF THE DEED.

The undersigned hereby agrees that the following Deed Restriction shall be incorporated into the Deed to property located at 465 Newtown Road, Lot 5, Littleton, Massachusetts, and more particularly described in a Deed recorded with Middlesex South District Registry of Deeds, Book 27285, Page 493; such restriction to run with the land:

The buildings and improvements presently existing and hereafter constructed in accordance with alterations to 465 Newtown Road, Lot 5, Littleton, Massachusetts, shall not contain in excess of five (5) bedroom spaces, per Department of Environmental Protection regulation and Littleton Board of Health regulations, until such time as approval is obtained from the regional and local Board of Health for expansion of the septic system capacity.

Executed as a sealed instrument this 26<sup>th</sup> day of September, 1997.

Ken Beck Maria C. Beck

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

SEPT. 26, 1997

Then personally appeared the above named KEN BECK, MARIA BECK and acknowledged the foregoing instrument to be their free act and deed, before me.

David M. Budge, Jr.  
Notary Public

My Commission Expires: 10 23 1998

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX S.S. \_\_\_\_\_

OCT 06 1997

SOUTH DIST. REGISTRY OF DEEDS

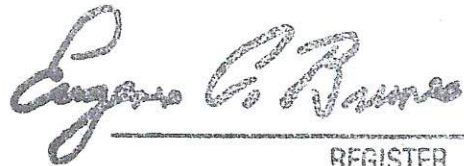
CAMBRIDGE, MA

I HEREBY CERTIFY THE FOREGOING

IS A TRUE COPY OF A PAPER

RECORDED IN BOOK DOC # 129

PAGE \_\_\_\_\_

  
\_\_\_\_\_  
REGISTER