

RICHARD J. GABRIEL, P.C.

Attorney at Law

37 South Street

Northborough, Massachusetts 01532

TEL (508) 393-6477 FAX (508) 393-2516

October 19, 2007

Mr. James Pazzaneze
154 Howe Street
2nd Floor
Marlboro, MA 01752

Re: The Estate of Annette Villeneuve #017-P 0556

Dear Mr. Pazzaneze:

In accord with the Court's Scheduling Order (Copy Enclosed) all parties and lawyers are required to meet in person and discuss the case.

In compliance with that order I hereby request your presence at my office on Tuesday, November 13, 2007 at 11:00 A.M. to discuss all issues in this matter, including all those listed on the attached agenda, and perhaps settle it. If you have additional issues, please call and we can add them to the agenda for discussion.

If the time and or date are not convenient, please call and I will attempt to arrange a date more convenient to all parties.

Since you are representing yourself, I suggest you pay particular attention to the back of the Court Order. It tells you what you must do to comply with the order as well as the consequences if you fail to comply.

I intend to ask attorney William Crowley, the Special Administrator, to attend the meeting as well because of you recent motion.

Sincerely,


Richard J. Gabriel

RJG/cb

Encs:

Commonwealth of Massachusetts
The Trial Court
The Probate and family Court Department

Middlesex Division

Docket No. 07P0556

In Re Estate of Annette Villeneuve, PLAINTIFF

vs.

_____, DEFENDANT

SCHEDULING ORDER

(On Complaint for _____ filed _____)

It is hereby ORDERED that:

- 1. This matter be scheduled for a:
 - Case Management Conference on _____ at _____ in Cambridge Marlborough Concord.
 - Status Conference on _____ at _____ in Cambridge Marlborough Concord.
 - Pretrial Conference on NOV 26, 2007 at 9:00 in Cambridge Marlborough Concord. The parties shall comply with the Supplemental Order for Cases Scheduled for Pretrial Conference as set out below.
- 2. All discovery to be completed in 45 day(s).
- 3. This matter is referred to the Middlesex County Bar Association for Conciliation. Counsel or parties are to present to the conciliator a current financial statement and pretrial memorandum. Counsel or parties shall not be bound by any offers or concessions made during the conciliation process.
- 4. The parties shall comply with a stipulation or agreement of the parties dated _____, which is filed with the Court and expressly made a part of this order.

SUPPLEMENTAL ORDER
FOR CASES SCHEDULED FOR A PRETRIAL CONFERENCE

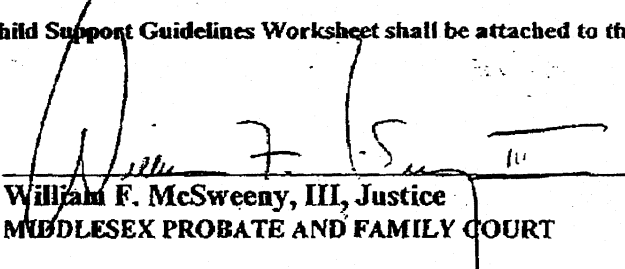
It is ORDERED that:

- 1. At least one week before the day of the pretrial conference, all parties and any lawyers shall meet and shall talk in person about the case.

(continued on reverse side)

2. If a domestic violence restraining order (G.L. c. 209A) or a domestic violence protective order (G.L. c. 208) has been issued for one party against the other and is still in effect, then you do not have to meet in person. The pretrial conference will still be held, and you must still be there.
3. Each lawyer and self-represented (pro se) party shall file a written memorandum with the court three days before the time of the pretrial conference, and shall give a copy to each other lawyer or self-represented party (See paragraph 7 for memorandum contents). Lawyers and parties are encouraged, but not required, to prepare and sign a joint memorandum.
4. All trial counsel and all parties shall attend the pretrial conference. Failure of any counsel or party to appear on time at the pretrial conference, or failure to comply with any of the provisions of this order, will result in the imposition of such sanctions as the Court may deem appropriate.
5. If the case is settled before or at the pretrial conference, the pretrial conference time may be used for an uncontested hearing.
6. The Court may order the case to immediate trial on the date of the pretrial conference if the Court determines at the pretrial conference that (a) the parties will be the only witnesses; or (b) one party, by failure to appear at the pretrial conference or otherwise, will not present a case; or (c) immediate trial is necessary to accomplish justice. If no parties are present at the pretrial conference and there is a temporary order in effect, the Court may issue a Judgment containing the terms of the temporary order.
7. The memorandum shall include:
 - A. The date, time and place that the in-person meeting was held, and who was present at the meeting.
 - B. A comprehensive written stipulation or statement of all facts the parties agree are true.
 - C. A statement of contested issues of fact and law and progress towards agreement, if any
 - D. A statement that all discovery has been completed. If discovery has not been completed, an explanation of why it was not completed and a list of what remains to be done.
 - E. If a child custody is an issue, a statement of reasons why each party should, or should not, have custody.
 - F. A list of all people each party intends to call as witnesses at the trial, including for each person a brief statement identifying the person (for example, 'sister of the wife' or 'the children's dentist').
 - G. A list of all exhibits which each party intends to offer in evidence at the trial.
 - H. Depositions each party intends to use at trial.
 - I. (Divorce, property division and original alimony cases and equity case involving property claims only). A stipulation (written agreement) of the current values and costs of all real estate and personal property in issue. If the parties are unable to agree as to current values, each party shall submit an opinion of fair market value.
 - J. (Divorce, property division and original alimony cases only) If there are issues of alimony and /or division of property, a written offer of proof (a written statement) of the evidence each party intends to produce at the trial with respect to each of the factors mentioned in G.L. c. 208, §34 (a section of the Massachusetts General Laws).
 - K. A realistic estimate of the number of hours or days that will be needed for the trial.
 - L. If there are financial issues in the case, copies of current Financial Statements, with all required Schedules and attachments, and any other pertinent financial data, shall be attached to the memorandum.
 - M. If child support is an issue, a completed Child Support Guidelines Worksheet shall be attached to the memorandum.

Date September 20, 2007


William F. McSweeney, III, Justice
MIDDLESEX PROBATE AND FAMILY COURT

LOAN #: 6298884

ESCROW/CLOSING #:

SPACE ABOVE FOR RECORDERS USE

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on February 26, 1998
ANNETTE T. VILLENEUVE,

The mortgagor is

("Borrower"). This Security Instrument is given to
AMERICA'S WHOLESALE LENDER
which is organized and existing under the laws of NEW YORK
address is
4500 PARK GRANADA, CALABASAS, CA 91302-1613

and whose

("Lender"). Borrower owes Lender the principal sum of
FIFTY FIVE THOUSAND and 00/100

Dollars (U.S. \$ 55,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on March 1, 2028 . This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, with power of sale, the following described property located in
MIDDLESEX County, Massachusetts:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

27.00

912

03:58

which has the address of 154 HOWE STREET, MARLBOROUGH

[Street, City]

Massachusetts 01752-

("Property Address");

[Zip Code]

MASSACHUSETTS - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3022 9/90

08(MA) (9401).01

CFC (07/94)

VMP MORTGAGE FORMS - (800)521-7281

Page 1 of 6

Initials: _____

MSD 03

154 Howe Street

Handwritten signature/initials

23. Waivers. Borrower waives all rights of homestead exemption in the Property and relinquishes all rights of curtesy and dower in the Property.

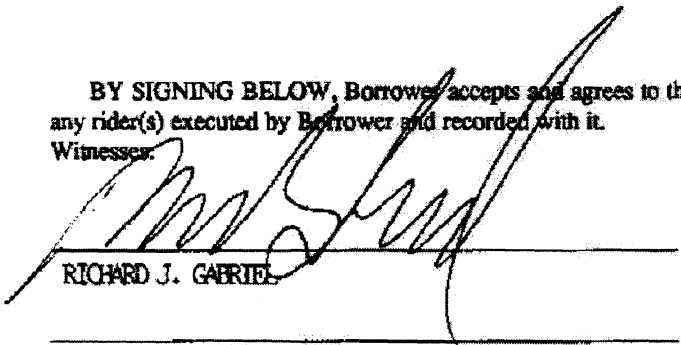
24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

[Check applicable box(es)]

- Adjustable Rate Rider(s)
- Graduated Payment Rider
- Balloon Rider
- V.A. Rider
- Condominium Rider
- Planned Unit Development Rider
- Rate Improvement Rider
- Other(s) [specify] Exhibit "A"
- 1-4 Family Rider
- Biweekly Payment Rider
- Second Home Rider

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witness:



 RICHARD J. GABRIEL


 ANNETTE T. VILLENEUVE (Seal)
 -Borrower

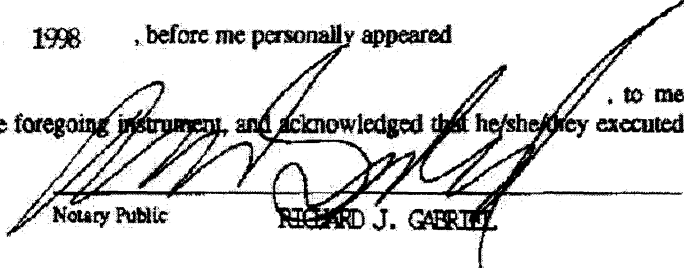
 (Seal)
 -Borrower

 (Seal)
 -Borrower

 (Seal)
 -Borrower

COMMONWEALTH OF MASSACHUSETTS, Worcester County ss:
 On this 26th day of February, 1998, before me personally appeared
 Annette T. Villeneuve, to me
 known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed
 the same as his/her/their free act and deed.

My Commission Expires:
01/26/2001


 Notary Public RICHARD J. GABRIEL

154 Howe Street

EXHIBIT "A"

The land with the buildings thereon situated in Marlborough, Middlesex County, Massachusetts, on the easterly side of Howe Street, and bounded:

BEGINNING at the northwesterly corner thereof at Lot 15 on a plan of land of Howe and Statson made March 24, 1894 and recorded with Middlesex South District Deeds, Plan Book 96, Plan 22, and running;

THENCE by Lot 15 and 16 on said plan easterly 192 feet to an angle at a contemplated street;

THENCE Southerly by said contemplated street, 64 feet to an angle at land now or formerly of Matthew Gault;

THENCE by said Gault land westerly 192 feet to Howe Street;

THENCE by said Howe Street northerly 64 feet to Lot 15 and the point of beginning.

154 Howe Street

<%-- HTML header --%>

Registry of Deeds

William Francis Galvin, Secretary of the Commonwealth
Middlesex South - Eugene C. Brune, Register

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| Town: MARLBORO | | | | | |
|-------------------------------------|------------|--|--------|---------------|---------------|
| Number | File Date | Type Desc. | # Pgs. | Book/Page | Consideration |
| 912 | 03/02/1998 | MORTGAGE | 11 | OR /28246/357 | 55,000.00 |
| Street# | | Street Name | | Description | |
| 154 | | HOWE | | | |
| Grantor | | <u>VILLENEUVE ANNETTE T</u> | | | |
| Grantee | | <u>AMERICAS WHOLESAL LENDER</u> | | | |
| Marginal Reference Documents | | <u>30599/148</u> 1999 ASSIGNMENT <u>31237/53</u> 2000 ASSIGNMENT <u>31237/54</u> 2000 ASSIGNMENT | | | |

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LOAN #: 6298981

ESCROW/CLOSING #:

SPACE ABOVE FOR RECORDERS USE

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on February 26, 1998
ANNETTE T. VILLENEUVE.

The mortgagor is

("Borrower"). This Security Instrument is given to
AMERICA'S WHOLESALE LENDER
which is organized and existing under the laws of NEW YORK
address is

and whose

4500 PARK GRANADA, CALABASAS, CA 91302-1613

("Lender"). Borrower owes Lender the principal sum of
FIFTY FIVE THOUSAND and 00/100

Dollars (U.S. \$ 55,000.00). This debt is evidenced by Borrower's note dated the same date as this Security
Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on
March 1, 2028

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced
by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with
interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's
covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant
and convey to Lender, with power of sale, the following described property located in
MIDDLESEX

County, Massachusetts:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

27

913

159

which has the address of 158 HOWE STREET, MARLBOROUGH

LOTS 15 + 16

Massachusetts 01752-

[Street, City]

("Property Address");

[Zip Code]

MASSACHUSETTS - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3022 9/90

MA - 6H(MA) (0401).01

CFC (87/84)

VMP MORTGAGE FORMS - (800)621-7291

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initials *A.V.*

158 Howe Street

23. Waivers. Borrower waives all rights of homestead exemption in the Property and relinquishes all rights of curtesy and dower in the Property.

24. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

[Check applicable box(es)]

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Adjustable Rate Rider(s) | <input type="checkbox"/> Condominium Rider | <input checked="" type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Rate Improvement Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> V.A. Rider | <input checked="" type="checkbox"/> Other(s) [specify] Exhibit "A" | |

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:

Annette T. Villeneuve (Seal)
ANNETTE T. VILLENEUVE -Borrower

RICHARD J. GABRIEL

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

COMMONWEALTH OF MASSACHUSETTS,

Worcester

County ss:

On this 26th day of February, 1998, before me personally appeared

Annette T. Villeneuve, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/hers/their free act and deed.

My Commission Expires:

01/26/2001

[Signature]
Notary Public RICHARD J. GABRIEL

157 Howe Street

Exhibit "A"

the land in Marlboro, Middlesex County, Massachusetts, situated on the easterly side of Howe Street, with the buildings thereon, containing 12,288 square feet, more or less, bounded and described as follows:

BEGINNING at the northwesterly corner thereof at Howe Street and land now or formerly of LaCombe and running;

THENCE by land of said LaCombe easterly one hundred ninety-two (192) feet to any angle;

THENCE Southerly sixty-four (64) feet to an angle at land now or formerly of Pazzanese;

THENCE Westerly by Pazzanese land one hundred ninety-two (192) feet to Howe Street;

THENCE Northerly by said Howe Street sixty-four (64) feet to the point of beginning.

BEING Lots 15 and 16 on Plan recorded with Middlesex South District Deeds, in Plan Book 96 Page 22.

For Title see deed of James Pazzanese et ux to Annette Villeneuve dated May 5, 1972 and recorded in said deeds in Book 12,202 Page 143.

MEANING AND INTENDING and hereby conveying the same premises described in deed of Patricia A. Pazzanese to James Pazzanese et ux by deed dated December 30, 1964 and recorded with Middlesex South District Registry of Deeds, in Book 10,728 Page 457.

158 Howe Street

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| Number | File Date | Type Desc. | # Pgs. | Book/Page | Consideration |
|--------|------------|------------|--------|---------------|---------------|
| 913 | 03/02/1998 | MORTGAGE | 11 | OR /28246/368 | 55,000.00 |

| Street# | Street Name | Description |
|---------|-------------|-------------|
| 158 | HOWE | |

| | |
|-------------------------------------|---------------------------|
| Grantor | VILLENEUVE ANNETTE T |
| Grantee | AMERICAS WHOLESALE LENDER |
| Marginal Reference Documents | 30599/146 1999 ASSIGNMENT |

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|-----------------------|------------|--------------------|--------|---------------|---------------|
| Number | File Date | Type Desc. | # Pgs. | Book/Page | Consideration |
| 910 | 03/02/1998 | DEED | 1 | OR /28246/355 | 100.00 |
| Street# | | Street Name | | Description | |
| 154-158 | | HOWE | | | |
| Grantor | | VILLENEUVE ANNETTE | | | |
| Grantee | | HALLIDAY FRANCIS P | | | |

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Quit Claim Deed Recording Date

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Town: MARLBORO

| Number | File Date | Type Desc. | # Pgs. | Book/Page | Consideration |
|--------|------------|------------|--------|---------------|---------------|
| 911 | 03/02/1998 | DEED | 1 | OR /28246/356 | 100.00 |

| Street# | Street Name | Description |
|---------|-------------|-------------|
| 154-158 | HOWE | |

Grantor

HALLIDAY FRANCIS P

Grantee

VILLENEUVE ANNETTE

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Quit Claim Deed



2006 00164851

Bk: 48070 Pg: 71 Doc: DEED
Page: 1 of 1 08/29/2006 12:50 PM

DEED

Property location: 149 Highland Street, Marlborough, MA 01752

I, Annette Villeneuve, individually,

of 141 Howe Street, Marlborough, Middlesex County, Massachusetts

in consideration of Three Hundred Thirty Thousand (\$330,000.00) Dollars

grant to Theodore J. Tatarzyn III

of 170 Winthrop Road, #7, Brookline, Massachusetts with *quitclaim covenants*

A certain parcel of land with the buildings thereon, situated on the easterly side of Highland Street in said Marlborough, containing 16,986 square feet, more or less, and bounded as follows:

- NORTHERLY by land of Carter, now or formerly, 128 feet;
- EASTERLY by land now or formerly of Tayntor, 132 feet;
- SOUTHERLY by land now or formerly of Delaney, 128 feet; and
- WESTERLY by Highland Street, 132 feet.

Being the same premises conveyed to me by Deed of Eugene J. Villeneuve et ux dated January 27, 1982 and recorded with Middlesex South District Registry of Deeds Book 14541 Page 008.

Executed as a sealed instrument this 22ND day of August 2006

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 08/29/2006 12:50 PM
Ctrl# 079533 18832 Doc# 00164851
Fee: \$1,504.80 Cons: \$330,000.00

Annette Villeneuve
Annette Villeneuve

The Commonwealth of Massachusetts

Middlesex, SS.

August 22, 2006

On this 22ND day of August 2006, before me, the undersigned notary public, personally appeared, Annette Villeneuve proved to me through satisfactory evidence of identification, which was Massachusetts driver's license, to be the persons whose names are signed on the preceding document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

Before me,

Joseph F. DiTommaso
Joseph F. DiTommaso Notary Public
My commission expires: 9-17-2010



JOSEPH F. DITOMMASO
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 09/17/2010

The Law Offices of
Peter A. Kachajian, Jr.
292 Main Street
Northborough, MA 01532

Highland Street