3871 Post Road: Leo Roy’s Home

Warwick, Rhode Island

September 21, 2026 compiled by Claude AI, edited by Patty Roy

In brief

Leo R. Roy built 3871 Post Road in Cowesett, Warwick, in 1963–64, near the end of his career as a building contractor, and it was his home for the last 25 years of his life. He brought his second wife, Eleanor, there after their December 1969 wedding, and he died in the house on February 25, 1989, at age 88.

The house left the family in two steps. Money borrowed against it from Leo's brother Eugene in 1969–70 turned into a family lawsuit in 1987. In April 1991, two years after Leo's death, Eleanor deeded the house to Eugene's daughter, Debra Kay Roy, who rented it out for ten years. In December 2001 Debra sold it to Yosaif and Shoshana Laufer. Since then it has been owned by Chabad of West Bay, a Jewish community center.

The house is a large ranch — 4 bedrooms, 2½ baths — on about two-thirds of an acre (28,500 sq ft). It sits on Lot 10 of a 1926 subdivision, the "Ella E. V. Stiness Plat of Land in Cowesett," today Warwick Assessor's Plat 235, Lot 166.

The Roy family

Four people shape this house's story: Leo, who built it; Eleanor, who lived there with him; and Leo's brother Eugene and Eugene's daughter Debra, who ended up owning it.

Person	Life	Connection to 3871 Post Road
Leo R. Roy	Born in Warwick, son of Alfred P. and Amanda (Beaudoin) Roy. Building contractor. Died at home February 25, 1989, age 88.	Bought the lot in 1962, built the house in 1963–64, lived and died there.
Bertha A. (Benson) Roy	Born June 25, 1905, Worcester, Mass., daughter of John and Selma (Anderson) Benson. Died April 3, 1951, age 45, at 1380 Post Road, Norwood.	Leo's first wife and mother of his children. She died 11 years before the lot was bought, but her name still appears in the house's records.
Eleanor A. (Howard) Roy	Born in Providence, daughter of Hilton W. Sr. and Anna A. (Peco) Howard. Married Leo December 1969. Died February 12, 2015, age 85, in North Kingstown.	Co-owner with Leo from 1973; lived in the house about 20 years.

Person	Life	Connection to 3871 Post Road
Eugene E. Roy	Leo's brother. Carpenter, real estate broker and developer. Moved to Palmetto, Fla., in 1968; died there September 12, 1987, age 78.	With his wife Ruth, lent Leo $30,000 against the house in 1969–70.
Ruth C. (Peigler) Roy	Eugene's wife.	Co-lender with Eugene; signed the 1985 transfer of the mortgages to Debra.
Debra K. Roy	Eugene and Ruth's daughter, of Laurel, Maryland.	Took ownership of the house in 1991 and sold it in 2001.

Leo's life. Leo's 1989 obituary calls him "a building contractor until retiring 20 years ago" — so he retired around 1969, a few years after finishing this house. He was active in Democratic politics at the ward, city and state level. He was Warwick's highway commissioner in the early 1930s under Mayor John O'Brien, and served on the original Warwick Sewer Commission.

Leo and Bertha's children. Bertha's 1951 obituary lists four sons — Leo R. Jr., Emil E., Edward C. and Alfred P. (then with the U.S. Army at Camp Pickett, Va.; misprinted as "Alfred T.") — and two daughters, Marie D. and Monica (misprinted as "Maureen T."). When Leo died in 1989 he left the four sons, a daughter Marie Vasconcellos of Riverdale, N.J., 26 grandchildren and eight great-grandchildren. He also left a brother, Napoleon Roy of Bradenton, Florida.

Eugene, the builder brother. Eugene owned Yorktown Realty, developed the Bayberry housing community, and formerly owned R & O Realty, all in North Kingstown. He was the principal figure in building the Cowesett condominium complex in Warwick and helped found Carpenters Union Local 94.

Eleanor's later years. Eleanor was an avid Boston Red Sox fan who "never missed watching a game" and loved 1,000-piece puzzles. Her obituary calls David and James Roy of North Kingstown her grandsons, but they were her nephews, the sons of her sister Meredith Roy. Meredith was married to Leo's son Leo Jr. Leo, Bertha and Eleanor are all buried in St. Ann Cemetery, Cranston.

Building the house, 1962–64

Leo bought the lot on August 10, 1962, from Eldridge W. Randall Jr. and his wife, Lillian G. Randall (Warwick Land Evidence Book 329, page 371). He was 61, a widower for 11 years, and still working as a contractor.

Construction was under way by the summer of 1964. On September 1, 1964, the *Evening Bulletin* police column reported:

> *3871 POST RD. — Leo Roy reported power saw, tools and 100 pounds of flashing copper stolen from a house under construction at this address.*

The City of Warwick assessor today lists the house as built in 1963, which fits a job started in 1963 and finished in 1964.

What he built. A 1991 real estate ad called it a "super large ranch, 4 beds, 2½ baths, ½ acre." The city's 2001 tax record shows 2,520 sq ft of building on a 28,500 sq ft lot. The assessor's current record lists 3,450 sq ft of living area, so later owners have likely added on.

The land's history. The lot is Lot 10 on a plat drawn in June 1926 by Frank E. Waterman Co. for Edward C. Stiness, trustee under the will of Walter M. Greene. Every deed and mortgage for the house repeats that description. Cowesett was a well-to-do part of Warwick overlooking Greenwich Bay, and Eugene Roy later built the Cowesett condominium complex nearby.

Leo and Eleanor at 3871 Post Road, 1969–1991

Leo and Eleanor shared the house for about 19 years, and it was the setting for the last chapter of Leo's life. The records also show that money was often tight, and that the house was borrowed against again and again.

Borrowing from his brother. In 1967 Leo signed a $4,000 note, and on July 1, 1969 — still a widower, stating that he was "unmarried" — he gave Eugene and Ruth Roy a $10,000 mortgage on the house at 6% for ten years. On September 23, 1970, now married, Leo and Eleanor signed a second $20,000 mortgage to Eugene and Ruth at 8½% for 10 years. Leo was about 69 and had just retired, so these loans may have been what the couple lived on.

Making Eleanor a co-owner. On April 19, 1973, Leo deeded the house to himself and "my wife Eleanor A. Roy" as tenants by the entirety. This meant that whichever of them lived longer would own the whole house.

Money troubles in the 1970s and 1980s. Several debts led to liens or foreclosure threats:

- **1975:** Leo and Eleanor borrowed $4,661.76 from Co-op Credit Union in Cranston, secured by the house.
- **1978:** Apex Inc., the Pawtucket discount department store, won an $866.00 judgment against Eleanor and levied on her interest in the property. (The writ says "Lot No. 116" on Plat 235, a slip for Lot 166.)
- **1978:** GC Credit Corp., assignee of Bud Gallup's Inc. (a music store on Main Street, East Greenwich, RI), won a $956.78 judgment against both of them and levied on the house.
- **1979:** Stowell-Warwick, Inc. — Stowell's jewelers — levied on the house for $414.85 owed by Eleanor.
- **1979:** The Outlet Company, the Providence department store, attached the house over a $1,200 judgment against Eleanor.
- **1980:** Co-op Credit Union won a $384.77 judgment against Eleanor and levied on the house.
- **1981:** The credit union advertised a mortgagee's auction of the house for September 25, 1981. The sale evidently did not happen — the Roys kept the house, and that mortgage stayed open until 1991.
- **1983:** G. Fox & Co., the Hartford department store, levied $434.29 against Eleanor's interest.

In five years, from 1978 to 1983, six creditors went to court over debts totaling about $4,250. All but one of the judgments were against Eleanor alone.

The 1987 crisis. By 1987 the brothers' loans were long overdue. In August 1985 Eugene and Ruth had transferred both mortgages to their daughter, Debra Kay Roy. On May 21, 1987, the *Providence Journal* announced a mortgagee's auction of the house for May 29, 1987, "by order of the holder of the Mortgage" — Debra. Two days before the sale, on May 27, Leo and Eleanor borrowed $10,000 from Gordon & Levitt, a Providence law partnership, and that mortgage was recorded on May 29 at 12:20 p.m., less than two hours before the auction was set to begin. The auction evidently did not go forward.

Leo and Eleanor then sued Eugene, Ruth and Debra in Kent County Superior Court (case KC 87-511). On June 26, 1987, the defendants counterclaimed. They said they had paid taxes, insurance and upkeep on the house from their own money, that Leo and Eleanor owed them more, and that Leo and Eleanor had blocked their right to foreclose. Eugene died in Florida on September 12, 1987, with the case unresolved.

Leo's death. Leo died "at home" — in the house he built — on February 25, 1989, at 88. His funeral Mass was at St. Gregory the Great Church on Cowesett Road, and he was buried in St. Ann's Cemetery, Cranston, where Bertha already lay. Seven weeks later, on April 17, 1989, Debra's attorney recorded a notice of the pending lawsuit against the house.

The City of Warwick records

The filings in the folder, plus three 1978–1980 judgment records Patty added later, span 1969 to 2002 and are listed below by recording date, oldest first. Book and page refer to Warwick's Records of Land Evidence.

Recorded	Book / page	Document	What it shows
Aug 4, 1969	400 / 568	Mortgage deed, dated July 1, 1969	Leo, "unmarried," borrows $10,000 from Eugene and Ruth Roy, 6%, 10 years. Cites his 1962 purchase from the Randalls (Book 329 / 371).
Oct 24, 1969	402 / 421–422	Release, dated Jan 14, 1963	Narragansett Electric releases easement rights that Leo and Bertha had granted it on July 7, 1944 (Book 177 / 568).
Oct 7, 1970	409 / 385	Mortgage deed, dated Sept 23, 1970	Leo borrows $20,000 more from Eugene and Ruth, 8½%, 10 years. Eleanor signs away her dower rights.

Recorded	Book / page	Document	What it shows
Aug 15, 1973	444 / 66	Warranty deed, dated Apr 19, 1973	Leo deeds the house to himself and Eleanor as tenants by the entirety. (Two copies in the folder, from the grantor and grantee indexes.)
Feb 3, 1975	461 / 765	Mortgage deed, dated Jan 27, 1975	Leo and Eleanor borrow $4,661.76 from Co-op Credit Union, Cranston, over 5 years.
Jul 17, 1978	Card 12287	Execution	Apex Inc. of Pawtucket levies on Eleanor's interest for $866.00 (writ says Lot 116, meaning 166).
Sept 6, 1978	Card 14058	Execution	GC Credit Corp. (assignee of Bud Gallup's Inc.) levies on the house for $956.78.
Feb 27, 1979	Card 79-1196	Execution	Stowell Jewelers-Warwick, Inc. levies on the house for $414.85 owed by Eleanor.
Mar 19, 1979	Card 79-1635	Writ of attachment	The Outlet Company attaches the house for $1,200 owed by Eleanor.
Sept 9, 1980	488 / 1214; Card 80-4112	Execution	Co-op Credit Union levies on the house for $384.77 owed by Eleanor.
Feb 9, 1983	Card 83-651	Execution	G. Fox & Co. levies $434.29 against Eleanor's interest.
Aug 23, 1985	700 / 63–64	Two assignments of mortgage, dated Aug	Eugene and Ruth, in Florida, transfer both mortgages and the

Recorded	Book / page	Document	What it shows
		17, 1985	1967 $4,000 note to Debra Kay Roy for $10.
May 29, 1987	977 / 168	Mortgage deed, dated May 27, 1987	Leo and Eleanor borrow $10,000 at 10% from Gordon & Levitt, Providence — the day of the planned auction.
Apr 17, 1989	1274 / 94	Lis pendens	Debra gives notice of the 1987 counterclaim in *Roy v. Roy* (KC 87-511).
Feb 8, 1991	1572 / 6	Estate tax lien discharge	State releases its estate tax lien on the house for Leo (died Feb 25, 1989): no tax due.
Apr 8, 1991	1590 / 348	Discharge of lis pendens, dated Mar 26, 1991	Debra's attorney ends the lawsuit notice. The letter notes Leo, Eugene and Ruth are all deceased.
Apr 15, 1991	1594 / 16	Discharge of mortgage	Fairlawn Credit Union (formerly Co-op) confirms the 1975 loan is paid.
Apr 15, 1991	1594 / 17	Discharge of mortgage	Gordon & Levitt confirm the 1987 loan is paid.
Apr 15, 1991	1594 / 18	Warranty deed, dated Apr 9, 1991	Eleanor deeds the house to Debra Kay Roy of Laurel, Md. No tax stamps — little or no money changed hands.
Jul 31, 1991	1643 / 41	Estate tax lien discharge	A second estate lien is released: no tax due. This form names Leo but gives Sept 12, 1987 — Eugene's date of

Recorded	Book / page	Document	What it shows
			death.
Jun 29, 1999	3179 / 222	Nonresident landlord agent	Debra, living in Laurel, Md., names Barbara Burke of United Realty, East Greenwich, as her Rhode Island agent for the rental.
Oct 19, 2001	3780 / 265–276	Quitclaim deed and trust memo	Debra moves the house into the Charitable Remainder Trust of Debra Kay Roy (created May 15, 2001). The full 8-page trust agreement is recorded with it.
Dec 13, 2001	3851 / 259	Lis pendens	Buyers Yosaif and Shoshana Laufer sue Debra (as trustee) and Barbara Burke to force the sale to close.
Dec 21, 2001	3863 / 99	Municipal title certificate	Valued at $220,600 (land $39,300, building $181,300). 2001 taxes $5,693.69.
Dec 21, 2001	3863 / 101	Discharge of lis pendens	The Laufers' suit is "fully resolved, settled, and dismissed."
Dec 21, 2001	3863 / 102	Trust memorandum	Confirms Debra's power as trustee to sell.
Dec 21, 2001	3863 / 103–104	Trustee's deed, dated Dec 19, 2001	Debra, as trustee, sells the house to Yosaif Y. and Shoshana Laufer.
Jan 17, 2002	3897 / 270	Tax lien discharge	State confirms withholding on the sale was handled.

Three things worth noting. First, the 1969 release shows Leo and Bertha granted an easement to the electric company in 1944 — but the release does not describe the land, so it may concern property they

owned together before 1951 rather than this lot. Second, the 1981 credit-union auction was advertised but never shows up as a sale. Third, the July 1991 estate lien form is probably a clerk's mix-up between the two brothers, since the date of death is Eugene's.

1981 Credit Union Auction

The Roys had fallen behind on their 1975 loan from Co-op Credit Union, and the credit union moved to sell the house to collect it.

What the notice says. The September 3, 1981 *Providence Journal* notice announced a public auction at the house on **Friday, September 25, 1981, at 11:00 a.m.** It was a sale "by virtue of the power of sale" in the mortgage Leo and Eleanor signed on **January 27, 1975** (Book 461, page 765), "the conditions of said mortgage deed having been broken." In plain terms, they had missed payments. The notice doesn't say how much was owed.

The notice doesn't name the credit union. But the lender's attorney, Kenneth A. Colaluca, gave his address as **1060 Park Avenue, Cranston**, which is the address on the 1975 Co-op Credit Union mortgage.

How it built up:

- **January 1975:** Leo and Eleanor borrow $4,661.76, to be repaid over 5 years at 1% a month, secured by the house.
- **Around January 1980:** The loan should have been paid off.
- **August 1980:** The credit union wins a separate $384.77 judgment against Eleanor and levies on the house.
- **September 1981:** The credit union advertises the house for auction.

By 1981 the loan was well past its five-year term. The Roys also had other judgments against them from 1978 to 1983, so the credit union had reason to act.

The terms show it was a small debt. Bidders needed only a **$2,000 deposit**. The house would be sold "subject to prior mortgages of record," meaning Eugene and Ruth's $30,000 in mortgages from 1969–70 would stay on the house. The credit union's loan ranked behind those, so a buyer would have had to pay them off too. That made the house far less attractive at auction. The credit union said it intended to bid itself, which lenders often do to protect their loan.

Why it didn't happen. The records don't show a sale. The Roys stayed in the house, and the credit union didn't mark the 1975 mortgage paid until April 1991. Most likely the Roys caught up on enough of the overdue payments, or worked out a payment plan, before September 25, and the auction was called off.

What happened to the house

After Leo's death the house passed out of his line of the family in April 1991, went to his niece Debra for ten years as a rental, and has belonged to Chabad of West Bay since the end of 2001.

Eleanor's last months in the house, 1991. In January 1991 Debra's attorney again advertised a mortgagee's auction, this time under the 1970 mortgage, for February 16, 1991, with a $7,500 deposit

required. The notice ran every Friday from January 25 to March 1, and the sale was pushed back to March 2. At the same time Eleanor was trying to sell. An ad in the *Providence Sunday Journal* on January 20, 1991, read: "WARWICK. Cowesett. Open House 1–4. Super large ranch, 4 beds, 2½ baths, ½ acre. Low $100's. Must sell. 3871 Post Rd."

The settlement. Neither the auction nor an outside sale appears in the records. Instead, in a single week in April 1991, the dispute was wound up:

1. Debra's lawsuit notice was discharged (March 26, recorded April 8).
2. Eleanor signed a deed giving the house to Debra (April 9) — with no tax stamps, meaning little or no money was paid.
3. The credit union and Gordon & Levitt mortgages were marked paid (recorded April 15).

This looks like a negotiated settlement in which Eleanor gave up the house and the other debts were cleared. Eleanor later lived in North Kingstown and died there in 2015.

Debra's rental years, 1991–2001. Debra lived in Laurel, Maryland, and rented the house out. Newspaper items give glimpses of the tenants:

- **July 24, 1995:** Katrina M. Camp "of 3871 Post Rd." reported six compact discs and a wallet stolen from her car at the Super Stop & Shop on Quaker Lane.
- **January 24, 1997:** a 19-year-old told police he was beaten and robbed of a leather jacket at a party "in a house at 3871 Post Rd." Police estimated 125 to 150 people were there, with five bands.
- **June 27, 1997:** "WARWICK Moving Sale! Sat. 8–3. 3871 Post Rd. Furniture, TV, VCR, mopeds, microwave, etc."

In 1999 Debra filed the paperwork required of an out-of-state landlord, naming a local realtor as her agent.

Debra's trust, 2001. On May 15, 2001, Debra created the Charitable Remainder Trust of Debra Kay Roy with $1.00, and on October 18 she deeded the house into it. It was a "flip" unitrust, a kind built for property that will be sold. The trust could sell the house without paying capital gains tax, then pay Debra 9.5% of its value every year, in quarterly installments, for the rest of her life. When she dies, whatever is left goes in equal shares to five charities: a research fund for multiple chemical sensitivity (MCS), Action on Smoking and Health, World Vision, the Josh McDowell Ministry of Campus Crusade for Christ, and Operation Blessing of the Christian Broadcasting Network. The trust is irrevocable, and Carol Moyer is named to take over as trustee if Debra cannot serve.

The sale, 2001. As trustee, Debra agreed to sell to Yosaif and Shoshana Laufer, who on December 6, 2001, went to court to force the closing. The suit settled within days. Debra signed the trustee's deed on December 19, 2001, and it was recorded two days later. The city then valued the property at $220,600. The deed says only "for consideration paid," but it carries a handwritten Rhode Island conveyance tax stamp of about $753.20. At what is believed to be the 2001 rate of $1.40 per $500, that points to a price of about $269,000 — an estimate, since the rate has not been confirmed.

Chabad of West Bay, 2001 to today. Eight days after buying the house, the Laufers apparently passed it to their Chabad center. The city's online assessor record does not list the Laufers at all. It shows two

later transfers, both for $0: to "Chabat [sic] of West Bay – Chai-Center Inc" on December 27, 2001 (Book 3873, page 107), and to "Chabad of West Bay-Chai Inc" on July 29, 2002 (Book 4117, page 146). A $0 price usually means a gift or a transfer between related parties, such as a donation to a nonprofit or a change in the organization's name, rather than a sale. Those two deeds would confirm who signed them and whether any money changed hands. By January 28, 2002, the *Providence Journal* was listing a lecture on relationships by Rabbi Ari Laine at "Chabad of West Bay, 3871 Post Rd., Warwick." The house Leo built is now a Jewish community center. The assessor lists 3,450 sq ft of living area and a replacement cost of $797,159.





Photos taken July 2, 2026

Timeline

Date	Event
ca. 1900–01	Leo R. Roy born in Warwick, son of Alfred P. and Amanda (Beaudoin) Roy.
June 25, 1905	Bertha A. Benson born, Worcester, Mass.
June 1926	Cowesett land platted for the Walter M. Greene estate; this is Lot 10.

Date	Event
July 7, 1944	Leo and Bertha grant an easement to Narragansett Electric.
April 3, 1951	Bertha dies, age 45, at 1380 Post Road, Norwood.
Aug 10, 1962	Leo buys the lot from Eldridge W. and Lillian G. Randall.
Sept 1, 1964	Tools and copper stolen from Leo's house under construction at 3871 Post Road.
ca. 1969	Leo retires as a building contractor.
July 1, 1969	Leo mortgages the house to Eugene and Ruth for $10,000.
Dec 1969	Leo marries Eleanor A. Howard.
Sept 23, 1970	Second mortgage to Eugene and Ruth, $20,000.
April 19, 1973	Leo makes Eleanor co-owner.
1978–1983	Store and credit judgments lead to liens on the house.
Sept 25, 1981	Credit-union auction advertised; the Roys keep the house.
Aug 17, 1985	Eugene and Ruth assign both mortgages to Debra Kay Roy.
May 29, 1987	Auction set by Debra; Leo and Eleanor borrow $10,000 that morning.
1987	Leo and Eleanor sue Eugene, Ruth and Debra; they countersue June 26.
Sept 12, 1987	Eugene dies in Palmetto, Fla., age 78.
Feb 25, 1989	Leo dies at home at 3871 Post Road, age 88.
Jan–Mar 1991	Auction advertised again; Eleanor lists the house "Must sell."
April 9, 1991	Eleanor deeds the house to Debra Kay Roy.
1991–2001	Debra rents the house out from Maryland.
Dec 19, 2001	Debra sells to Yosaif and Shoshana Laufer.

Date	Event
Dec 27, 2001	Chabad of West Bay becomes owner of record.
Feb 12, 2015	Eleanor dies in North Kingstown, age 85.

Sources

Obituaries

- "Eleanor A. "Nor Nor" Roy", obituary, Fagan-Quinn Funeral Home, North Kingstown, R.I. website, https://www.thequinnfuneralhome.com/obituaries/Eleanor-A-Nor-Nor-Roy?obId=2065571#/obituaryInfo . Note: the obituary calls David and James Roy her grandsons, but they were her nephews, the sons of her sister Meredith Roy
- "Eugene E. Roy," obituary, *The Evening Bulletin* (Providence, R.I.), 15 September 1987, p. 8.
- "Leo R. Roy," obituary, *The Providence Sunday Journal* (Providence, R.I.), 26 February 1989, p. 42
- "Mrs. Leo R. Roy," obituary of Bertha A. (Benson) Roy, *The Evening Bulletin* (Providence, R.I.), 4 April 1951, p. 5. Note: the obituary misprints two children's names. "Alfred T. Roy" should be Alfred P. Roy, and "Maureen T. Roy" should be Monica T. Roy

City of Warwick land records

- Leo R. Roy to Eugene E. Roy and Ruth C. Roy, mortgage deed, 1 July 1969, Book 400, p. 568, recorded 4 August 1969.
- The Narragansett Electric Company to Leo R. Roy and Bertha A. Roy, release of easement rights (original grant 7 July 1944, Book 177, p. 568), 14 January 1963, Book 402, pp. 421–422, recorded 24 October 1969.
- Leo R. Roy to Eugene E. Roy and Ruth C. Roy, mortgage deed, 23 September 1970, with dower release by Eleanor A. Roy, Book 409, p. 385, recorded 7 October 1970.
- Leo R. Roy to Leo R. Roy and Eleanor A. Roy, warranty deed (tenants by the entirety), 19 April 1973, Book 444, p. 66, recorded 15 August 1973.
- Leo R. Roy and Eleanor A. Roy to Co-op Credit Union, mortgage deed, 27 January 1975, Book 461, p. 765, recorded 3 February 1975.
- *Apex Incorporated v. Eleanor A. Roy, alias*, execution (goods, chattels and real estate), R.I. District Court, Providence County, division held at Pawtucket, file no. 78-1164, judgment 27 June 1978, writ issued 3 July 1978, $866.00, levied on Assessor's Plat 235, "Lot No. 116" [sic, for Lot 166], recorded 17 July 1978, File 1, Drawer 2, Card 12287.
- *G.C. Credit Corp., assignee of Bud Gallup's Inc. v. Leo R. Roy and Eleanor Roy*, execution (goods, chattels and real estate), R.I. District Court, Third Division, file no. 78-1756, 31 August 1978, recorded 6 September 1978, File 1, Drawer 3, Card 14058.
- *Stowell-Warwick, Inc. v. Eleanor A. Roy, alias*, execution, R.I. District Court, Third Division (Kent County), file no. 78-2355 (handwritten number, partly illegible), writ issued 12 February 1979, $414.85, levied on 3871 Post Road, Assessor's Plat 235, Lot 166, recorded 27 February 1979, File 1, Drawer 3, Card 79-1196.

- *The Outlet Company v. Eleanor A. Roy*, writ of attachment (debt on judgment), R.I. District Court, Sixth Division, 15 March 1979, recorded 19 March 1979, File 1, Drawer 3, Card 79-1635.
- *Co-op Credit Union v. Eleanor Roy, alias*, execution, R.I. District Court, Sixth Division (Providence), file no. 80-3694, judgment 27 August 1980, writ issued 29 August 1980, $384.77; William Hague, Esq., for the plaintiff; levied on 3871 Post Road, Assessor's Plat 235, Lot 166, Book 488, p. 1214, recorded 9 September 1980, File 1, Drawer 5, Card 80-4112.
- *G. Fox & Co. v. Eleanor A. Roy*, execution, R.I. District Court, Sixth Division, file no. 81-9223, 24 January 1983, recorded 9 February 1983, File 2, Drawer 3, Card 83-651.
- Eugene E. Roy and Ruth C. Roy to Debra Kay Roy, assignment of mortgage (1969 mortgage, Book 400, p. 568), 17 August 1985, Book 700, p. 63, recorded 23 August 1985.
- Eugene E. Roy and Ruth C. Roy to Debra Kay Roy, assignment of mortgage (1970 mortgage, Book 409, p. 385), 17 August 1985, Book 700, p. 64, recorded 23 August 1985.
- Leo R. Roy and Eleanor A. Roy to Gordon & Levitt, mortgage deed, 27 May 1987, Book 977, p. 168, recorded 29 May 1987.
- *Leo R. Roy and Eleanor A. Roy v. Eugene E. Roy, Ruth C. Roy and Debra K. Roy*, lis pendens, Kent County Superior Court, C.A. no. KC 87-511, 10 April 1989, Book 1274, p. 94, recorded 17 April 1989.
- R.I. Division of Taxation, discharge of estate tax lien, estate of Leo R. Roy (estate no. 269661), 15 January 1991, Book 1572, p. 6, recorded 8 February 1991.
- James P. Quirk, attorney for Debra K. Roy, to Charles T. Sheahan, city clerk, discharge of lis pendens (KC 87-511), 26 March 1991, Book 1590, p. 348, recorded 8 April 1991.
- Fairlawn Credit Union (formerly Co-op Credit Union), discharge of mortgage (Book 461, p. 765), 4 April 1991, Book 1594, p. 16, recorded 15 April 1991.
- Gordon & Levitt, discharge of mortgage (Book 977, p. 168), 11 April 1991, Book 1594, p. 17, recorded 15 April 1991.
- Eleanor A. Roy to Debra Kay Roy, warranty deed, 9 April 1991, Book 1594, p. 18, recorded 15 April 1991.
- R.I. Division of Taxation, discharge of estate tax lien, estate of "Leo R. Roy" (estate no. 272072; date of death given as 12 September 1987), 29 July 1991, Book 1643, p. 41, recorded 31 July 1991.
- Debra K. Roy, designation of agent for nonresident landlord (Barbara Burke, United Realty), R.I. Secretary of State form, Book 3179, p. 222, recorded 29 June 1999.
- Debra Kay Roy to Debra Kay Roy, trustee of the Charitable Remainder Trust of Debra Kay Roy, quitclaim deed, 18 October 2001, Book 3780, p. 265, recorded 19 October 2001.
- Debra Kay Roy, affidavit or memorandum of trust under R.I.G.L. §34-4-27, 9 October 2001 (witness signature illegible; notary Laurie A. Pullen, Anne Arundel County, Md.), with attached copy of *The Charitable Remainder Trust of Debra Kay Roy*, trust agreement dated 15 May 2001 (8 pages, Maryland law; successor trustee Carol Moyer; charitable beneficiaries listed in Article I, §J), and Schedule A ($1.00), Book 3780, pp. 266–276, recorded 19 October 2001.
- *Yosaif Laufer and Shoshana Laufer v. Debra Kay Roy, trustee, and Barbara L. Burke, United Real Estate*, notice of lis pendens, Kent County Superior Court, 6 December 2001, Book 3851, p. 259, recorded 13 December 2001.
- City of Warwick, real estate title certificate, Assessor's Plat 235, Lot 166, as of 28 November 2001, Book 3863, p. 99, recorded 21 December 2001.

- *Laufer v. Roy*, discharge of lis pendens, Kent County Superior Court, C.A. no. KC 01-1044, 17 December 2001, Book 3863, p. 101, recorded 21 December 2001.
- Debra Kay Roy, memorandum and affidavit of trust, 29 November 2001, Book 3863, p. 102, recorded 21 December 2001.
- Debra Kay Roy, trustee, to Yosaif Y. Laufer and Shoshana Laufer, trustee's deed, 19 December 2001, Book 3863, pp. 103–104, recorded 21 December 2001.
- R.I. Division of Taxation, acknowledgement of discharge of lien (sale by Debra Kay Roy, trustee, to Yosaif Y. Laufer), 31 December 2001, Book 3897, p. 270, recorded 17 January 2002

Two things are cited from mentions inside these records, not from copies: Leo's 1962 purchase from Eldridge W. Randall Jr. and Lillian G. Randall (Book 329, p. 371), which is recited in entries for mortgage deed, 1 July 1969 and mortgage deed, 27 May 1987, and the 1967 $4,000 note, which is recited in entries for Eugene E. Roy and Ruth C. Roy to Debra Kay Roy, assignment of mortgage1969 and 1970.

Legal notices

- "Mortgagee's Sale, 3871 Post Road, Warwick, Rhode Island," Joseph W. Accetta, auctioneer; Kenneth A. Colaluca, attorney for the mortgage holder, *The Providence Journal* (Providence, R.I.), 3 September 1981, p. 48.
- "Mortgagee's Sale, Lot 166, 3871 Post Road, Warwick, Rhode Island, A.P. 235," James P. Quirk, attorney for the mortgage holder, *The Providence Journal* (Providence, R.I.), 21 May 1987, p. 72.
- "Mortgagee's Sale, Lot 166, 3871 Post Road," James P. Quirk, attorney, *The Providence Journal* (Providence, R.I.), 25 January 1991, p. 47.
- "Mortgagee's Sale, Lot 166, 3871 Post Road" (with notice that the sale was postponed to 2 March 1991), James P. Quirk, attorney, *The Providence Journal* (Providence, R.I.), 1 March 1991, p. 14. The 1991 notice also ran on 1, 8, 15 and 22 February 1991.

News Items

- Calendar listing, "Relationships, lecture by Rabbi Ari Laine, Chabad of West Bay, 3871 Post Rd., Warwick," *The Providence Journal* (Providence, R.I.), 28 January 2002, p. 36. Image in *3871 Post Road.docx*.
- Classified ad, "Warwick Moving Sale! … 3871 Post Rd.," *Providence Journal-Bulletin* (Providence, R.I.), 27 June 1997, p. 65. Image in *3871 Post Road.docx*.
- Classified real estate ad, "Warwick. Cowesett. Open House 1–4. Super large ranch … 3871 Post Rd. Downey Associates," *The Providence Sunday Journal* (Providence, R.I.), 20 January 1991, p. 108. Image in *3871 Post Road.docx*.
- Police log item, Katrina M. Camp of 3871 Post Rd., *Providence Journal-Bulletin* (Providence, R.I.), 24 July 1995, p. 78. Image in *3871 Post Road.docx*.
- Police log item, Richard C. Johnson robbed at a party at 3871 Post Rd., *Providence Journal-Bulletin* (Providence, R.I.), 24 January 1997, p. 112. Image in *3871 Post Road.docx*.
- Police report item, "3871 Post Rd." (theft from a house under construction), *The Evening Bulletin* (Providence, R.I.), 1 September 1964, p. 3

Website

- City of Warwick, R.I., Assessor, online property record for 3871 Post Road, parcel ID 8447, Vision Government Solutions. https://gis.vgsi.com/warwickri/Parcel.aspx?Pid=8447.