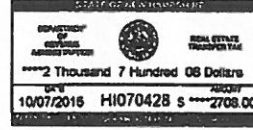


*Return to:  
Ace Title LLC  
16 Salmon Street  
Manchester, NH 03104*



**FORECLOSURE DEED UNDER POWER OF SALE**

Federal National Mortgage Association, having a place of business at c/o Nationstar Mortgage LLC 8950 Cypress Waters Blvd, Coppell, Texas 75019, holder of the following mortgage given by Robert M. Kempton, and Peggy G. Kempton to Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for America's Wholesale Lender dated April 30, 2003 and recorded with the Hillsborough County Registry of Deeds in Book 6919 Page 1724, by the power conferred by said mortgage and every other power and the laws of the State of New Hampshire for Three Hundred Sixty-One Thousand Dollars and No Cents (\$361,000.00) paid, grants to 38 Main St Hollis, LLC, of 31 Walnut Hill road, Amherst, NH 03031.

The premises conveyed by said mortgage, subject to all unpaid taxes, mortgages and all other liens or claims which may have precedence over said mortgage.

IN WITNESS WHEREOF, Federal National Mortgage Association has caused this instrument to be signed by Nationstar Mortgage I.L.C, Its Attorney in Fact by a duly authorized officer this 31 day of AUGUST, 2015.

Federal National Mortgage Association  
By: Nationstar Mortgage LLC  
Its: Attorney in Fact

By: *Connie Melendez 8/31/15*  
Name: Connie Melendez  
Title: Assistant Secretary

\*\*For authority see Power of Attorney recorded in Sullivan County Registry of Deeds in Book 1940, Page 0853.

STATE OF TEXAS  
COUNTY OF DENTON

On AUGUST 31, 2015 before me the undersigned public notary, personally appeared Connie Melendez proved to me on the satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

*Suzanne Cason 8/31/15*  
Notary Public: P Suzanne Cason  
My commission expires: OCT 3, 2017



Manchester, NH 03104

**FORECLOSURE DEED UNDER POWER OF SALE**

Federal National Mortgage Association, having a place of business at c/o Nationstar Mortgage LLC 8950 Cypress Waters Blvd, Coppell, Texas 75019, holder of the following mortgage given by Robert M. Kempton, and Peggy G. Kempton to Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for America's Wholesale Lender dated April 30, 2003 and recorded with the Hillsborough County Registry of Deeds in Book 6919 Page 1724, by the power conferred by said mortgage and every other power and the laws of the State of New Hampshire for Three Hundred Sixty-One Thousand Dollars and No Cents (\$361,000.00) paid, grants to 38 Main St Hollis, LLC, of 31 Walnut Hill road, Amherst, NH 03031.

The premises conveyed by said mortgage, subject to all unpaid taxes, mortgages and all other liens or claims which may have precedence over said mortgage.

IN WITNESS WHEREOF, Federal National Mortgage Association has caused this instrument to be signed by Nationstar Mortgage LLC, Its Attorney in Fact by a duly authorized officer this 31 day of AUGUST, 2015.

Federal National Mortgage Association  
By: Nationstar Mortgage LLC  
Its: Attorney in Fact

By: Connie Melendez 8/31/15  
Name: Connie Melendez  
Title: Assistant Secretary

\*\*For authority see Power of Attorney recorded in Sullivan County Registry of Deeds in Book 1940, Page 0853.

STATE OF TEXAS  
COUNTY OF DENTON

On AUGUST 31, 2015 before me the undersigned public notary, personally appeared Connie Melendez proved to me on the satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

P Suzanne Cason 8/31/15  
Notary Public: P Suzanne C Cason  
My commission expires: OCT 3, 2017



STATE OF CALIFORNIA

IN SENATE  
January 13, 2020

REPORT OF THE  
COMMISSIONERS OF THE STATE BOARD OF EQUALIZATION  
ON THE REVENUE AND FINANCE

FOR THE YEAR ENDING 2019

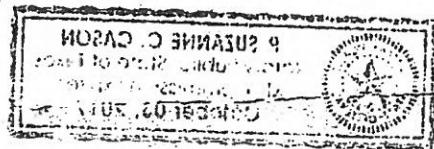
AND  
RECOMMENDATIONS

FOR THE YEAR ENDING 2020

AND  
RECOMMENDATIONS

SUZANNE C. CARSON  
GOVERNOR

10/10/2019



AFFIDAVIT OF SALE

I, Connie Melendez, of Nationstar Mortgage LLC, as Attorney in Fact for Federal National Mortgage Association, the grantor in the foregoing deed, on my oath say that the principal and interest (the obligation owed to Federal National Mortgage Association) secured by the mortgage referred to in the foregoing deed was not paid or tendered or performed when due.

And I further on oath say that no person in interest was in the military service, or entitled to relief under the Soldiers' and Sailors' Civil Relief Act of 1940 and the Servicemembers Civil Relief Act, at the time of the foreclosure or within the past twelve (12) months prior to the foreclosure to the best of my knowledge.

Subscribed and sworn to this 28 day of AUGUST, 2015.

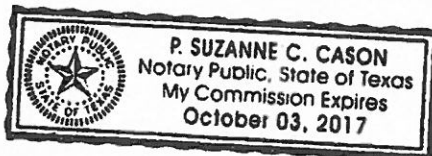
Federal National Mortgage Association  
By: Nationstar Mortgage LLC  
Its: Attorney in Fact

By: Connie Melendez 8/28/15  
Name: Connie Melendez  
Title: Document Execution Specialist

\*\*For authority see Power of Attorney recorded in Sullivan County Registry of Deeds in Book 1940, Page 0853.

STATE OF TEXAS  
COUNTY OF DENTON

On AUGUST 28, 2015 before me the undersigned public notary, personally appeared Connie Melendez proved to me on the satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



P Suzanne C Cason 8/28/15  
Notary Public: P Suzanne C Cason  
My commission expires: Oct 3, 2017

**AFFIDAVIT REQUIRED BY N.H. R.S.A 479:26**

I, Christy Veau (name) Document Execution Specialist (title), of Nationstar Mortgage LLC, Attorney for the Grantor make oath and say that, upon information and belief, the principal and interest obligations mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that Federal National Mortgage Association caused to be published on July 8, 2015, July 15, 2015, and July 22, 2015, in the Union Leader, a newspaper with a general circulation in the town or county where the property is situated, a notice of which a true copy is attached hereto as Exhibit "A".

And I further on oath say that a copy of said notice was sent on July 2, 2015, by certified mail, return receipt requested to:

Robert M. Kempton  
38 Main Street  
Hollis, NH 03049

Office of the U.S. Trustee  
1000 Elm Street  
Suite 605  
Manchester, NH 03101

Peggy G. Kempton  
38 Main Street  
Hollis, NH 03049

Fruitlands Museums, Inc.  
102 Prospect Hill Road  
Harvard, MA 01451

Robert M. Kempton  
11B Copp Street  
Nashua, NH 03060

Nancy Holding  
1 Linden Place, Suite 404  
Great Neck, NY 11021

Peggy G. Kempton  
11B Copp Street  
Nashua, NH 03060

Walter L. Murphy, Esq.  
One Barberry Lane  
Concord, NH 03302

Robert M. Kempton  
355 Main Street Apt 2  
Nashua, NH 03060

Town of Hollis Tax Collector  
Office of the Tax Collector  
7 Monument Square  
Hollis, NH 03049

Peggy G. Kempton  
355 Main Street Apt 2  
Nashua, NH 03060

Peggy G. Kempton  
C/O Paul J. Andrews, Esq.  
Denner & Pellegrino, LLP  
4 Longfellow Place, 35<sup>th</sup> Floor  
Boston, MA 02114

Robert M. Kempton  
PO Box 1594  
Hollis, NH 03049

Peggy G. Kempton  
PO Box 1594  
Hollis, NH 03049

Peggy G. Kempton  
C/O Jeffrey A. Denner, Esq.  
Denner Pellegrino, LLP  
4 Longfellow Pl, Suite 3501-06  
Boston, MA 02114

Peggy G. Kempton  
C/O SMCC Framingham, MA P.O. Box 788  
Prisoner No: F80989  
Framingham, MA 01701

Lawrence P. Sumski, Chapter 13 BK Trustee  
1000 Elm Street  
10th Floor  
Manchester, NH 03101

ROBERT M. KEMPTON  
C/O Attorney Richard D. Gaudreau, Esq.  
Law Office of Richard Gaudreau  
PO Box 1359  
395 Main Street  
Salem, NH 03079

PEGGY G. KEMPTON  
C/O Attorney Peter James Clarke  
The Law Offices of Peter J. Clarke, LLC  
One New Hampshire Avenue  
Suite 125  
Portsmouth, NH 03801

NANCY HOLDING  
C/O Jay M. Niederman, Esq.  
55 W. Webster Street  
Manchester, NH 03104

FRUITLANDS MUSUEMS, INC.  
C/O Andrew W. Serell, Esq.  
Rath, Young & Pignatelli, P.C.  
One Capital Plaza  
Concord, NH 03302


All at their last known addresses. To the extent the IRS appears in the above notice list because of a recorded federal tax lien, my notice to the IRS complied with the requirement of IRC Title 26, Section 7425(c) and (d), and regulations thereunder.

And I further on oath say that no service of petition to enjoin the sale was filed in the Hillsborough County Superior Court.

I further on oath say that the reason for any delay in recording the foreclosure documents was occasioned by inadvertence.

And I further on oath say that pursuant to said notice at the time and place therein appointed August 5, 2015 at 11:00AM upon the mortgaged premises, at which time and place, Federal National Mortgage Association sold the mortgaged premises at public auction to the highest bidder, William Brown, of 31 Walnut Hill road, Amherst, NH 03031, for Three Hundred Sixty-One Thousand Dollars and No Cents (\$361,000.00), said auction having been conducted by a licensed auctioneer, John Baker of The Jumps Company, whose bid was thereafter assigned to 38 Main St Hollis, LLC, of 31 Walnut Hill road, Amherst, NH 03031, as evidenced by the Assignment of Bid attached hereto as Exhibit B.

Federal National Mortgage Association  
By: Nationstar Mortgage LLC  
Its: Attorney in Fact

Christy Vieau 10/01/15  
By: Christy Vieau  
Its: Attorney 

Document Execution Specialist

\*\*For authority see Power of Attorney recorded in Sullivan County Registry of Deeds in Book 1940, Page 0853.

State of: Texas

County of: Denton

Dated: October 1, 2015

On 10/01/15 before me the undersigned public notary, personally appeared Christy Vieau proved to me on the satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Sara Patricia Offord  
Notary Public: Sara Patricia Offord  
My commission expires: 7/5/16



# EXHIBIT A

## Legal Notice

### MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by **Robert H. Kempton, and Peggy G. Kempton** to Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for America's Wholesale Lender, dated April 30, 2003 and recorded with the Hillsborough County Registry of Deeds in Book 6919, Page 1724 of which mortgage Federal National Mortgage Association is the present holder, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at **88 Main Street, Hollis, NH** will be sold at a Public Auction at **11:00AM on August 5, 2015**, being the premises described in the mortgage to which reference is made for a more particular description thereof. Said public auction will occur on the Mortgaged Premises.

A copy of the Mortgage may be examined by any interested person and any inquiries regarding the foreclosure sale may be made of the undersigned at **Korde & Associates, P.C., 321 Billerica Road, Suite 210, Chelmsford, MA** during regular business hours.

For mortgagor's title, see deed recorded with the Hillsborough County Registry of Deeds in Book 6919, Page 1722.

**NOTICE TO THE MORTGAGOR AND ALL INTERESTED PARTIES: YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREMISES ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE, TO ENJOIN THE SCHEDULED FORECLOSURE SALE.**

**LIENS AND ENCUMBRANCES:** The Mortgaged Premises shall be sold subject to any and all easements, unpaid taxes, liens, encumbrances and rights, title and interests of third persons of any and every nature whatsoever which are or may be entitled to precedence over the Mortgage.

**NO WARRANTIES:** The Mortgaged Premises shall be sold by the Mortgagee and accepted by the successful bidder "AS IS" AND "WHERE IS" and with all faults. Except for warranties arising by operation of law, if any, the conveyance of the Mortgaged Premises will be made by the Mortgagee and accepted by the successful bidder without any express or implied warranties whatsoever, including, without limitation, any representations or warranties with respect to title, possession, permits, approvals, recitation of acreage, hazardous materials and physical condition. All risk of loss or damage to the Mortgaged Premises shall be assumed and borne by the successful bidder immediately after the close of bidding.

**TERMS OF SALE:** To qualify to bid, bidders must register to bid and present to the Mortgagee or its agent the sum of Five Thousand Dollars and 00/100 (\$5,000.00) in cash or by certified check or other form of payment acceptable to the Mortgagee or its agent prior to the commencement of the public auction. The balance of the purchase price must be paid in full by the successful bidder in cash or by certified check within thirty (30) days from the date of the public auction, or on delivery of the foreclosure deed, at the option of the Mortgagee. The deposits placed by unsuccessful bidders shall be returned to those bidders at the conclusion of the public auction. The successful bidder shall execute a Memorandum of Foreclosure Sale immediately after the close of bidding. If the successful bidder fails to complete the purchase of the Mortgaged Premises, the Mortgagee may, at its option, retain the deposit as liquidated damages.

**RESERVATION OF RIGHTS:** The Mortgagee reserves the right to (i) cancel or continue the foreclosure sale to such subsequent date or dates as the Mortgagee may deem necessary or desirable, (ii) bid upon and purchase the Mortgaged Premises at the foreclosure sale, (iii) reject any and all bids for the Mortgaged Premises and (iv) amend or change the terms of sale set forth herein by announcement, written or oral, made before or during the foreclosure sale. Such change(s) or amendment(s) shall be binding on all bidders.

Other terms to be announced at sale.  
Federal National Mortgage Association  
Present holder of said mortgage,  
by its Attorneys  
Susan W. Cody  
Korde & Associates, P.C.  
321 Billerica Road, Suite 210  
Chelmsford, MA 01824-4100  
(978) 256-1500  
CXE 14-019031 Kempton

(July 8, 2015), (July 15, 2015) (July 22, 2015)  
(UL - July 8, 15, 22)



## EXHIBIT A

### Legal Notice

#### MORTGAGEE'S SALE OF REAL ESTATE

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A copy of the Mortgage may be examined by any interested person and any inquiries regarding the foreclosure sale may be made of the undersigned at Korde & Associates, P.C., 321 Billerica Road, Suite 210, Chelmsford, MA during regular business hours.

For mortgagor's title, see deed recorded with the Hillsborough County Registry of Deeds in Book 6919, Page 1722.

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Other terms to be announced at sale.  
Federal National Mortgage Association  
Present holder of said mortgage.

by its Attorneys  
Susan W. Cody  
Korde & Associates, P.C.  
321 Billerica Road, Suite 210  
Chelmsford, MA 01824-4100  
(978) 256-1500

CXE 14-019031 Kempton  
(July 8, 2015), (July 15, 2015), (July  
22, 2015)  
(UL - July 8, 15, 22)