

NOTICE OF MORTGAGEE'S SALE

Pursuant to the power of sale contained in a certain mortgage deed given by Silvia Suldenski to Saphire Financial, LLC dated April 3, 2015 and recorded with the Merrimack County Registry of Deeds at Book 3473, Page 2099, the undersigned will sell at public auction the Premises hereinafter described.

1. **Description of Premises:** Two certain tracts or parcels of land with any buildings thereon located on Lake Shore Drive and Route 3-A in Franklin, New Hampshire. The Premises are more particularly described in the above-referenced mortgage.
2. **Date, Time and Place of Sale:** The sale shall take place on December 19, 2017 at 11:00 a.m. on the Premises.
3. **Street, Town and County of the Premises:** The Premises are known as 543 Lake Shore Drive, Franklin, Merrimack County, New Hampshire. The Premises also have frontage on Route 3-A, Franklin, Merrimack County, New Hampshire
4. **Terms of the Sale:** A deposit of Ten Thousand Dollars (\$10,000.00) in the form of cash, certified check, or bank treasurer's check or other check satisfactory to Mortgagee will be required to be delivered at or before the time a bid is offered. The successful bidder(s) will be required to execute a foreclosure memorandum of sale immediately after the close of the bidding. The balance of the purchase price shall be paid within forty-five (45) days from the sale date, time being of the essence. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. The property will be sold "AS IS AND WHERE IS" and subject to unpaid taxes, prior liens or other enforceable encumbrances of record, if any, entitled to precedence over the Mortgage.
5. **Right to Petition:** 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.
6. **Service of Process:** Service of process for the mortgagee may be made on Mark D. Kanakis as agent for Saphire Financial, LLC at 159 Main Street, Nashua, New Hampshire 03060.
7. **Toll Free Hotline:** For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 800-437-5991. The hotline is a service of the New Hampshire banking department. There is no charge for this call.

Saphire Financial, LLC
By its attorneys,
Merra & Kanakis, P.C.

By: _____
Mark D. Kanakis, Esquire
159 Main Street
Nashua, NH 03060
603-886-5055