

## **NOTICE OF MORTGAGEE'S SALE**

Pursuant to the power of sale contained in a certain Mortgage given by Katharine S. Young to Claremont Savings Bank dated November 13, 2008 and recorded with the Sullivan County Registry of Deeds at Book 1710, Page 209, the undersigned will sell at public auction the Premises hereinafter described.

1. **Description of Premises:** Land and buildings located on the southerly side of Railway Street, also known as Railroad Street situated in Charlestown, 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 February 15, 2018 at 11:00 a.m. on the Premises.
3. **Street, Town and County of the Premises:** The Premises are known as 39 Railroad Street, Charlestown, Sullivan 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 to be sold at the sale 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 Nicholas A. Kanakis as agent for Claremont Savings Bank 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.

Claremont Savings Bank,  
By its attorneys,  
Merra & Kanakis, P.C.

By: \_\_\_\_\_  
Nicholas A. Kanakis, Esquire  
159 Main Street  
Nashua, NH 03060  
603-886-5055