

## NOTICE OF MORTGAGEE'S SALE

By virtue of the Power of Sale contained in a certain Mortgage Deed given by **412-414 Kelley Street, LLC** having a mailing address of 616 Mast Road, Manchester, New Hampshire, to St. Mary's Bank, a New Hampshire banking corporation, duly organized and existing under the laws of the State of New Hampshire, having a principal place of business at 200 McGregor Street, Manchester, New Hampshire 03102, which Mortgage is dated March 26, 2007 and recorded on March 26, 2007 in the Hillsborough County Registry of Deeds at Book 7824, Page 1247, St. Mary's Bank, pursuant to and in execution of said Power of Sale and for breach of the condition of said mortgage, to wit: nonpayment of matured outstanding principal and interest when due, will sell at PUBLIC AUCTION on:

**March 21, 2019**

at 3:00 p.m. on the mortgaged premises located at 412-414 Kelley Street, Manchester, County of Hillsborough, State of New Hampshire, and further described as follows:

A tract or parcel of land with buildings thereon, situate in Manchester, Hillsborough County, State of New Hampshire, bounded and described as follows, to wit: Beginning 50.00 feet west of the point of intersection of the southerly line of Kelley Street, with the westerly side of Boutwell Street, as shown on plan of Lots of Sullivan & Sheehan in Manchester, NH, dated June 1, 1892 and recorded in the Hillsborough County Registry of Deeds as Plan No. 63; thence southerly 100.00 feet to Lot No. 87, as shown on said plan; thence westerly, parallel with Kelley Street 50.00 feet to Lot No. 105, as shown on said plan; thence northerly on said Lot No. 105 100.00 feet to said Kelley Street; thence easterly on said Kelley Street 50.00 feet to the point of beginning. Being known as Lot No. 86 on said plan and containing 5000 square feet of land, more or less.

For Mortgagor's title see deed recorded in the Hillsborough County Registry of Deeds at Book 7824, Page 1245.

A copy of the original mortgage instrument may be examined by any interested person at the office of Feniger & Uliasz, LLP, during normal business hours.

To the Mortgagor(s) and any and all persons, firms, corporations or agencies claiming by, from or under them:

**PURSUANT TO NEW HAMPSHIRE RSA 479:25, YOU ARE HEREBY NOTIFIED THAT YOU HAVE THE 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.**

THE NAME AND ADDRESS OF THE MORTGAGEE FOR SERVICE OF PROCESS IS: ST. MARY'S BANK LOCATED AT 200 MCGREGOR STREET, MANCHESTER, NEW HAMPSHIRE 03102 AND THE NAME OF THE MORTGAGEE'S AGENT FOR SERVICE OF PROCESS IS ATTORNEY GREGORY T. ULIASZ LOCATED AT 45 BAY STREET, MANCHESTER, NEW HAMPSHIRE 03104.

YOU CAN CONTACT THE NEW HAMPSHIRE BANKING DEPARTMENT BY EMAIL AT [NHBD@BANKING.NH.GOV](mailto:NHBD@BANKING.NH.GOV). FOR INFORMATION ON GETTING HELP WITH HOUSING AND FORECLOSURE ISSUES, PLEASE CALL THE FORECLOSURE INFORMATION HOTLINE AT 1-800- 437-5991. THE HOTLINE IS A SERVICE OF THE NEW HAMPSHIRE BANKING DEPARTMENT. THERE IS NO CHARGE FOR THIS CALL.

The sale of the premises will be subject to any and all easements, encroachments, covenants, restrictions, unpaid taxes, prior liens or other encumbrances whether or not of record, which may be entitled to precedence over the mortgage.

No warranties: Except for warranties arising by operation of law, the conveyance of the Mortgaged Premises will be made by the Mortgagee and accepted by the successful bidder therefore without any express or implied warranties whatsoever. Said Mortgaged Premises will be sold "as is" in all respects, including, but not limited to, the physical condition of the Mortgaged Premises and the rights, if any, of the occupants of the Mortgaged Premises.

TERMS OF SALE: Five Thousand and 00/100 (\$5,000.00) Dollars cash or certified check or other funds acceptable to Mortgagee or agent at the time of sale; balance within forty-five (45) days, or on delivery of deed, at option of Mortgagee. 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, in which event such terms as amended or altered shall be binding on all bidders and interested person, and to qualify some or all bidders. Mortgagee reserves the right to purchase at the high bid amount, should the high bidder default. Mortgagee further reserves the right to amend this notice. Furthermore the high bidder will be required to execute a memorandum of foreclosure sale agreement at the auction upon completion of the sale.

For further information regarding the Mortgaged Premises and/or terms of the foreclosure sale, please contact James R. St. Jean Auctioneers, 45 Exeter Road, PO Box 400, Epping, New Hampshire 03042, website: [www.jsjauctions.com](http://www.jsjauctions.com) Phone Number (603) 734-4348.

Dated this 31<sup>st</sup> day of January, 2019

St. Mary's Bank  
Feniger & Uliasz, LLP  
By its attorney,

By: /s/ Gregory T. Uliasz  
Gregory T. Uliasz  
45 Bay Street  
Manchester, NH 03104  
Tel. No. 603-627-5997  
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