

Return to
Preti Flaherty
PO Box 1318
Concord, NH 03302
Att: Gregory A. Moffett, Esq.

FORECLOSURE DEED

NORTHWAY BANK, with a mailing address of 13424 White Mountain Highway, North Conway, NH 03860, holder of a certain mortgage granted by Donald H. Souder and Wendy S. Souder, individually and doing business as Dostie's Furniture, dated August 23, 2006, and recorded at the Coos County Registry of Deeds at Book 1185, Page 610 (the "**Mortgage Deed**"), under the statutory power of sale conferred by the Mortgage Deed and every other power, for _____ Dollars and No Cents (\$_____.00) paid, grants to _____, having a mailing address of _____, the premises located at 6 Route 145, Colebrook, Coos County, New Hampshire, conveyed by the Mortgage Deed, more particularly described as follows:

A certain tract or parcel of land, with the buildings thereon, situate in the Town of Colebrook, County of Coos and State of New Hampshire, bounded and described as follows:

Commencing at a point where the North side of the highway leading to the house now or formerly Ray A. Hicks, joins the east side of the highway leading to Stewartstown Hollow and known as the "Hollow Road";

thence northerly along the east side of said "Hollow Road", one hundred fifty-five (155) feet and six (6) inches to the fence now standing separating the land hereby conveyed and land now or formerly owned by Ray A. Hicks;

thence easterly along said fence one hundred thirty-nine (139) feet and five (5) inches to the corner of said fence;

thence along said fence in a southerly direction one hundred and two (102) feet and eight (8) inches to the north side of said road leading to the house now or formerly occupied by Ray A. Hicks;

thence westerly along the north side of said highway two hundred and four (204) feet to the point of beginning.

Subject to any and all additional matters on record.

As set forth in the published *Notice of Foreclosure and Secured Party's Sale*, a copy of which is

included with the Affidavit appended hereto, this conveyance is subject to all unpaid taxes and other municipal assessments and liens therefore, and all other liens, easements, rights and encumbrances of any and every nature which have or may be entitled to precedence over the Mortgage Deed.

Executed this ___ day of _____, 2019

NORTHWAY BANK

By: _____

Name: _____

Its duly authorized _____

STATE OF NEW HAMPSHIRE
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by _____, duly authorized _____, of Northway Bank.

Notary Public

My commission expires: _____

Notary Seal or Stamp: _____

DRAFT

AFFIDAVIT

I, _____, duly-authorized _____ of Northway Bank (the “**Bank**”), grantor in the foregoing Foreclosure Deed, hereby state as follows:

The principal and interest secured by the Mortgage Deed referred to in the foregoing deed having not been paid when due, the Bank caused to be published on May 22, 2019, May 29, 2019 and June 5, 2019 in the *New Hampshire Union Leader*, a newspaper published in the City of Manchester, County of Hillsborough, State of New Hampshire, having a general circulation within the county in which the foreclosed property is situated, the following notice:

[Insert newspaper notice]

DRAFT

DRAFT

I further on oath say the Bank, through its counsel, caused to be sent a copy of the said notice on May 17, 2019, by certified mail, return receipt requested, to the following parties follows:

VIA FIRST CLASS & CERTIFIED MAIL, RETURN RECEIPT

1. Donald H Souder
869 Piper Hill Road
Stewartstown, NH 03576
2. Donald H Souder
6 Rte 145
Colebrook, NH 03576
3. Wendy S Souder
869 Piper Hill Road
Stewartstown, NH 03576
4. Wendy S Souder
6 Rte 145
Colebrook, NH 03576
5. Dostie's Furniture
6 Rte 145
Colebrook, NH 03576
6. U.S. Small Business Administration
Cleveland Federal Building
55 Pleasant Street
Room 3101
Concord, NH 03301
7. Town of Colebrook
17 Bridge Street
Colebrook, NH 03576
8. Planned Furniture Promotions, Inc.
9 Moody Road, Building D
Enfield, CT 06082
9. Corporation Service Company, as Representative
P.O. Box 2576
Springfield, IL 62708
10. Carissa L. Murray
Portfolio Manager
Granite State Development Corporation
One Cate Street, Third Floor
Portsmouth, NH 03801

I further on oath say that no petition to enjoin the sale was served on the Bank or its counsel.

I further on oath say that, to the Bank's knowledge, no person-in-interest was, at the time of the foreclosure sale or within one year prior thereto, in the military service as defined by the Service Members Civil Relief Act of 2004.

I further on oath say that pursuant to said, that the Bank caused the mortgaged premises to be sold at public auction on June 12, 2019 for the sum _____ Dollars and No Cents (\$_____.00) bid by _____, said amount being the highest bid made at the auction.

NORTHWAY BANK

By: _____

Name: _____

Its duly authorized _____

STATE OF NEW HAMPSHIRE
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by _____, duly authorized _____, of Northway Bank.

Notary Public

My commission expires: _____

Notary Seal or Stamp: