

Return to:

FORECLOSURE DEED

SALEM FIVE BANK, successor by merger to SAGE BANK, with a mailing address of 210 Essex Street, Salem Five, Massachusetts 01923, holder of a certain mortgage granted by T.A. Adams Realty, Inc. dated October 11, 2013, and recorded at the Hillsborough County Registry of Deeds at Book 8612, Page 0842 (the "Mortgage Deed"), under the statutory power of sale conferred by the Mortgage Deed and every other power, for _____ Dollars and No Cents (\$_____) paid, grants to _____, having a mailing address of _____, _____, the premises located at 29 Bridge Street (a/k/a 29 ABC Bridge Street), Pelham, New Hampshire, conveyed by the Mortgage Deed, more particularly described as follows:

The land with the buildings thereon situated in Pelham, County of Hillsborough and State of New Hampshire, situated on the westerly side of Bridge St. and being shown on a "Plan of Land of Arthur E. Hammar, Model Home Realty, Inc., Ned Spaulding, C.E., February 1957," which plan is recorded in the Hillsborough County Registry of Deeds, being bounded and described as follows:

Beginning at an iron pipe at the southeasterly corner of the granted premises at said Bridge Street; thence running

(1) Northerly by said Bridge Street two hundred forty-one and 55/100 (241.55) feet to a point; thence turning and running

(2) Southwesterly by land now or formerly of Bertha Jacques two hundred fifty-four and 26/100 (254.26) feet to an iron pipe at a corner of a fence at other land of said Jacques; thence turning and running

(3) Southeasterly by said fence and said land of Jacques one hundred ninety-one and 50/100 (191.50) feet to an iron pipe at other land of said Jacques; thence running

(4) Easterly by said Jacques land twenty and 00/100 (20.00) feet to an iron pipe; thence turning and running

(5) Southeasterly by said Jacques land twenty-three and 64/100 (23.64) feet to an iron pipe; thence turning and running

(6) Easterly by said Jacques land one hundred twenty-seven and 05/100 (127.05) feet to said Bridge Street and the point of beginning.

Together with right of way for all purposes for which ways are ordinarily used over a strip of land situated southerly of the granted premise and thus bounded and described as follows:

Beginning at an iron pipe at the southeasterly corner of the above described granted premises at said Bridge Street; thence running

(1) Westerly by said granted premises one hundred twenty-seven and 05/100 (127.05) feet to an iron pipe; thence turning and running

(2) Northwesterly by said granted premises twenty-three and 64/100 (23.64) feet to an iron pipe; thence turning and running

(3) Westerly along the above described premises twenty and 00/100 (20.00) feet to an iron pipe; thence turning and running

(4) Southeasterly by said fence and land now or formerly of said Bertha Jacques, thirty-five and 00/100 (35.00) feet, more or less, to the wall of the milk room building; thence turning and running

(5) Easterly by said building wall and by other land of said Jacques to Bridge Street; thence turning and running

(6) Northerly along said Bridge Street twelve and 00/100 (12.00) feet to the point of beginning.

The premises are shown on Plan No. 1408 at the Hillsborough County Registry of Deeds.

Subject to any and all additional matters on record.

As set forth in the published *Legal Notice of Foreclosure 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.

SALEM FIVE BANK, successor by merger to SAGE BANK

By: _____
Name: Paul Passeri
Its duly authorized Senior Vice President
Commercial Banking

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Paul Passeri, duly authorized Senior Vice President, Commercial Banking of Salem Five Bank, successor by merger to Sage Bank.

Notary Public
My commission expires: _____
Notary Seal or Stamp:

AFFIDAVIT

I, Paul Passeri, duly-authorized Senior Vice President, Commercial Banking, of Salem Five Bank, successor by merger to Sage 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, and after acceleration and demand by Bank, Bank caused to be published on October 30, 2019, November 6, 2019 and November 13, 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]

I further on oath say that Bank through its counsel, caused to be sent a copy of the said notice on October 25, 2019, by certified mail, return receipt requested, to the following parties follows:

VIA FIRST CLASS & CERTIFIED MAIL, RETURN RECEIPT

1. T.A. Adams Realty Inc.
Attn: Thomas Adams, President
9 Isabella Drive
Londonderry, NH 03053

Thomas A. Adams, Registered Agent
372 Windham Road
Pelham, NH 03076

(also via email: tadams760@hotmail.com)

2. Timothy Adams
c/o James D. Kelly, Esq.
Kelly Law PLLC
16 Broad Street
Nashua, NH 03064

3. Timothy Adams
5 Owl Road
Londonderry, NH 03053

4. Carparts Distribution Center, Inc.
95 A Plaistow Road
PO Box 473 RT 125
Plaistow, NH 03865

5. William Schubert, Esq.
100 Webster Street
Manchester, NH 03104-2507

I further on oath say that Bank through its counsel, caused to be sent a copy of said notice on October 25, 2019, by First Class U.S. Mail, to the following party follows:

VIA FIRST CLASS U.S. MAIL

1. Tax Collector
Town of Pelham
6 Village Green
Pelham, NH 03076

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

I further on oath say that, to Bank's knowledge, no person-in-interest was, at the time of the foreclosure sale or within 90 days 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 Bank caused the mortgaged premises to be sold at public auction on November 21, 2019 for the sum of _____ Dollars and No Cents (\$ _____) bid by _____, said amount being the highest bid made at the auction.

Executed this ____ day of _____, 2019

SALEM FIVE BANK, successor by merger to SAGE BANK

By: _____
Name: Paul Passeri
Its duly authorized Senior Vice President,
Commercial Banking

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Paul Passeri, duly authorized Senior Vice President, Commercial Banking of Salem Five Bank, successor by merger to Sage Bank.

Notary Public
My commission expires: _____
Notary Seal or Stamp: