

## **MORTGAGEE'S FORECLOSURE SALE NOTICE**

Notice is hereby given that for breach of the conditions set forth in a certain mortgage from JEFFERY W. BRAY of 235 Hill Road, Franklin, New Hampshire 03235 and ANGEL P. BRAY of 385 Shaw Road, Northfield, New Hampshire 03276 to DEBRA A. LETOURNEAU of PO Box 278, Troy, Vermont 05858, dated March 3, 2017, and recorded in the Merrimack County Registry of Deeds at Book 3548, Page 1981 on March 6, 2017, which mortgage was given to secure a promissory note of even date with said mortgage, and by virtue of the Power of Sale contained in said mortgage, DEBRA A. LETOURNEAU, the present holder of said mortgage, will sell the mortgaged premises at public auction on **December 9, 2020 at 1:00 PM** at the premises located at 385 Shaw Road, Northfield, Merrimack County, New Hampshire. Said mortgaged premises are more particularly described in the above-referenced mortgage instrument.

MEANING AND INTENDING to describe the same premises as conveyed by Warranty Deed of Debra A. Letourneau dated March 3, 2017 and recorded in the Merrimack County Registry of Deeds at Book 3548, Page 1979 on March 6, 2017.

YOU ARE HEREBY NOTICED 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.

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.

New Hampshire Banking Department  
53 Regional Drive, suite 200  
Concord NH 03301  
Website: <https://www.nh.gov/banking/>

TERMS OF SALE: Five Thousand Dollars (\$5,000.00) of the bid must be tendered in the form of a certified or bank cashier check made payable to CHANDLER LAW OFFICE at the time of acceptance of the bid, then an additional amount within 10 days of acceptance of said bid to equal ten percent of the successful bid. The balance of the successful bid shall be due in cash, certified check, or bank cashier's check upon delivery of the foreclosure deed within twenty-one (21) days after the foreclosure sale auction. The Mortgagee reserves the right to waive all or any portion of the amounts required to be tendered upon acceptance of the bid. Additional terms may be announced at the auction. Mortgagee reserves the right to qualify and/or reject bidders prior to sale. If the successful bidder fails to complete the purchase of the mortgaged premises, the Mortgagee reserves the right to retain the deposit in full as liquidated damages because of the bidder's failure to perform.

RIGHT TO AMEND: The Mortgagee reserves the right to (1) continue the foreclosure sale to such subsequent place or date as the Mortgagee may deem necessary or desirable, (2) bid upon and purchase the mortgaged premises at the foreclosure sale, (3) reject any and all bids for the mortgaged premises, or (4) amend or change the terms of sale set forth herein by announcement, written or oral, before or during the foreclosure sale, which changes or amendments shall be binding upon all bidders.

WARRANTIES: Except for warranties arising by operation of law, the conveyance of the mortgaged premises shall be made by the Mortgagee and accepted by the successful bidder without any other express or implied representation or warranties whatsoever.

DATED at Northfield, New Hampshire, this 15th day of October 2020,

DEBRA A. LETOURNEAU  
By Mortgagee's Attorney  
Sean T. Chandler  
Chandler Law Office  
121 Park Street  
Northfield, New Hampshire 03276  
Tel. (603) 286-3464

By: \_\_\_\_\_  
Sean T. Chandler, Esquire  
NH Bar License #9287