

MORTGAGEE'S NOTICE OF FORECLOSURE SALE

By virtue of a Power of Sale contained in a certain mortgage given by **Michael James Lavoie** (the "Mortgagor") to Merrimack County Savings Bank, recorded December 8, 2016, at the Sullivan County Registry of Deeds at Book 1995, Page 0320, pursuant to and in execution of said power and for breach of conditions of said Mortgage and for the purposes of foreclosing the same will sell at:

PUBLIC AUCTION
on Friday, March 25, 2022 at 2:00 p.m.

Said sale being located on the mortgaged premises and having a present address of 20 Stewart Avenue, Claremont, Sullivan County, New Hampshire. The premises are more particularly described in the Mortgage.

For Mortgagor's title, see Warranty Deeds recorded with the Sullivan County Registry of Deeds at Book 1923, Page 0004, dated August 8, 2014, and recorded on September 2, 2014, and at Book 2115, Page 539, dated and recorded on August 6, 2020.

NOTICE

PURSUANT TO RSA 479:25, 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.

The Property will be sold subject to all unpaid real estate taxes and all other liens and encumbrances which may be entitled to precedence over the Mortgage. Notwithstanding any title information contained in this notice, the Mortgagee expressly disclaims any representation as to the state of the title to the Property involved as of the date of the notice of the date of the sale. The property to be sold at the sale is "AS IS WHERE IS"

TERMS OF SALE

A non-refundable deposit of Ten Thousand (\$10,000.00) Dollars in the form of a certified check or a bank treasurer's check or other check satisfactory to Mortgagee's attorney 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 purchase and sale agreement, immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. 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 description of the premises contained in said mortgage shall control in the event of an error in this publication.

For purposes of RSA 479:25, II(b)(1), you may serve any proceedings against Merrimack County Savings Bank at 89 North Main Street, Concord, NH 03301.

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.

Dated at Manchester, New Hampshire on February 3, 2022.

MERRIMACK COUNTY SAVINGS BANK

By its Attorneys,

WADLEIGH, STARR & PETERS, PLLC

A handwritten signature in black ink that reads "Craig S. Donais". The signature is written in a cursive, flowing style.

BY:

Craig S. Donais, Esq.
95 Market Street
Manchester, NH 03101
(603) 669-4140