

Recording Fees: \$
Transfer Tax Stamps: \$
L-CHIP Surcharge: \$

FORECLOSURE DEED UNDER POWER OF SALE

MERRIMACK COUNTY SAVINGS BANK, a New Hampshire Banking Corporation, having a mailing address of 89 North Main Street, P.O. Box 2826, City of Concord, County of Merrimack, State of New Hampshire 03301, holder of a Mortgage from Michael James Lavoie dated December 8, 2016 and recorded with the Sullivan County Registry of Deeds at Book 1995, Page 320, (the "Mortgage"), by the power conferred by said Mortgage and every other power, for consideration paid, grants to _____, having an address of _____, the Premises conveyed by such Mortgage, situate at 20 Stewart Avenue, City of Claremont, County of Sullivan, State of New Hampshire.

The premises are conveyed subject to all unpaid real estate taxes and subject to every other matter set forth in the Notice of Mortgagee's Sale of Real Estate, which is attached to the Affidavit of Sale Under Power of Sale Mortgage and incorporated herein by reference.

IN WITNESS WHEREOF, _____ has caused this deed to be
executed by _____, hereunto duly authorized this ____
day of _____.

WITNESS:

MERRIMACK COUNTY SAVINGS BANK

_____ By: _____

STATE OF NEW HAMPSHIRE
COUNTY OF _____

The foregoing instrument was acknowledged before me, this ____ day of _____, 2022 by _____, the duly authorized _____ of _____ on behalf of _____.

Justice of the Peace/Notary Public
My Commission Expires:

AFFIDAVIT OF SALE UNDER POWER OF SALE MORTGAGE

I, Craig S. Donais, Attorney at Wadleigh, Starr & Peters, PLLC for Merrimack County Savings Bank, grantor in the foregoing deed, on my oath, do depose and say that the principal and interest secured by the mortgage referred to in the foregoing deed was not paid or tendered or performed when due, and that I caused to be published on March __, 2022, March ____, 2022 and March ____, 2022, in the New Hampshire Union Leader, a newspaper of general circulation within the town and county in which the mortgaged premises are situated, published at Manchester, in the County of Hillsborough, New Hampshire, a notice, a true copy of which is attached hereto (the "Notice").

And I further on oath say that I sent a copy of the Notice on February 3, 2022, by certified mail to the Mortgagor, at 7 Morgan Drive, Bow, Merrimack County, New Hampshire, Mortgagor's last known address. And I further on oath say that on February 3, 2022, I sent a copy of said Notice by certified mail to the following parties at the address set forth below:

City of Claremont, City Clerk/Tax Collector, 58 Opera House Square, Claremont, New Hampshire 03743.

And I further on oath say that pursuant to the Notice, at the time and place therein appointed, James R. St. Jean Auctioneer, acting as agent for the grantor, sold the mortgaged premises at public auction to _____ for _____ Dollars (\$ _____) bid by it, being the highest bid made therefore at said auction.

And I further on oath say that, to the best of my knowledge, none of the interested parties was in the military or other service of the United States of America at the time of the foreclosure or within one (1) year prior to the foreclosure or entitled to protection under the terms of the Servicemembers Civil Relief Act.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2022.

WADLEIGH, STARR & PETERS, PLLC

Witness

By: _____
Craig S. Donais, Esquire

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

Personally appeared the above-named Craig S. Donais as attorney for Merrimack, County Savings Bank, and executed the within Affidavit, and made oath that the foregoing subscribed by him is true and correct, before me this _____ day of _____, 2022.

Notary Public/Justice of the Peace
My Commission Expires: