

NOTICE OF FORECLOSURE SALE

Pursuant to a power of sale contained in a certain mortgage deed given by **Wendy Ann Howe** to **Sanford Richmond Tyler and Dag Erik Lidbeck**, as lenders, dated August 15, 2018, recorded in the Merrimack County Registry of Deeds at Book 3604, Page 1800, in execution of said power, for mortgage conditions broken, will sell at the mortgaged premises, **6 Morgan Lane, Sutton, in County of Merrimack, New Hampshire,**

PUBLIC AUCTION

On **September 16, 2022**, at **11:00 AM**, local time, all of said holder's right, title and interest in and to the real estate described in said mortgage deed.

This foreclosure sale will be made for the purpose of foreclosure of all rights of redemption of the said mortgagor(s) therein possessed by them and any and all persons, firms, corporations or agencies claiming by, from, or under them.

Said premises will be sold subject to any unpaid taxes, liens, or enforceable encumbrances entitled to precedence over the said mortgage.

Said premises will be sold "as is" in all respects, including but not limited to, the physical condition of the premises and the rights, if any, of any occupants of the premises.

To the mortgagor(s) and any and all persons, firms, corporations, or others claiming by, from or under them: YOU ARE HEREBY NOTIFIED THAT YOU HAVE THE 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. FAILURE TO INSTITUTE SUCH PETITION AND

COMPLETE SERVICE UPON THE FORECLOSING PARTY, OR HIS OR HER AGENT, CONDUCTING THE SALE PRIOR TO SALE SHALL THEREAFTER BAR ANY ACTION OR RIGHT OF ACTION OF THE MORTGAGOR BASED ON THE VALIDITY OF THE FORECLOSURE.

The name and address of the mortgagee for service of process is Dag Erik Lidbeck, 269 Kearsarge Mountain Road, Wilmot, New Hampshire, 03287; and Sanford Richmond Tyler, 18 Sutton Road, New London, New Hampshire, 03257.

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 Bank Department. There is no charge for this call. The address of the NH Banking Department is 53 Regional Drive, Suite 200, Concord, NH 03301. The e-mail address is nhbd@banking.nh.gov.

Terms of sale will be Ten Thousand Dollars (\$10,000.00) cash or certified check satisfactory to the said holder, to be paid at the time of the sale, and the balance to be paid on delivery of foreclosure deed within thirty (30) days thereafter. The said holder reserves the right to waive any of the above terms at its discretion. The said holder reserves the right to cancel or postpone the sale to such subsequent date of dates as the holder may deem necessary or desirable.

SANFORD RICHMOND TYLER and
DAG ERIK LIDBECK

By Their Attorneys,

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July 20, 2022