

NOTICE OF FORECLOSURE SALE

Pursuant to a power of sale contained in a certain mortgage deed given by **Shawn M. Colarusso and Brandy G. Colarusso**, to **Taupa Lithuanian Federal Credit Union**, its successors and assigns, as lender, dated **January 27, 2017**, recorded in the Rockingham County Registry of Deeds at Book 5795, Page 1100, in execution of said power, for mortgage conditions broken, will sell on the mortgaged premises, **44 North Main Street, Newton, Rockingham County, New Hampshire**, at

PUBLIC AUCTION

on **November 16, 2022**, at **11:00 a.m.**, 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 Taupa
Lithuanian Federal Credit Union, 368 West Broadway, South Boston, MA 02127. The
mortgagee's agent for service of process is CHARLES W. GALLAGHER, and can be
served at HAUGHEY, PHILPOT & LAURENT, P.A., 816 North Main Street, Laconia,
NH 03246.

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. 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 or dates as the
holder may deem necessary or desirable.

TAUPA LITHUANIAN FEDERAL
CREDIT UNION

By Its Attorneys,

HAUGHEY, PHILPOT & LAURENT, P.A.
816 North Main Street
Laconia, NH 03246
(603) 524-4101
September 23, 2022