

**PUBLIC NOTICE
NOTICE OF MORTGAGEE'S SALE**

Pursuant to the power of sale contained in the Mortgage given by **Gloria L. DeAngelis and Steven M. DeAngelis** to **Merrimack County Savings Bank** dated June 25, 2014, and recorded in the Carroll County Registry of Deeds at Book 3149, Page 0645 (the "Mortgage"), **Merrimack County Savings Bank**, successor in interest to Bow Mills Bank & Trust (the "Mortgagee"), will sell at public auction, for breach of the conditions of said Mortgage and for the purpose of foreclosing, the following premises located in the Town of Ossipee, New Hampshire:

Mortgaged Premises to be Sold (the "Premises"): A certain manufactured home, constructed by Skyline, Model Year 2005, 14' x 72', Serial Number: B716-0330-U, which manufactured housing is situated at 7 Puritan Lane, Ossipee Mountains Estates Co-op, Town of Ossipee, County of Carroll, and State of New Hampshire. The property was formerly identified by the Town of Ossipee as 13 Puritan Lane. The tract or parcel of land upon which the manufactured housing unit is situated is owned by Ossipee Mountains Estates Co-op, by deed dated March 30, 2006 recorded in the Carroll County Registry of Deeds at Book 2516, Page 394.

Date, Time and Place of Sale: The sale shall be held on the 4th day of January, 2023, at 11:00 a.m. on the Premises in Ossipee, New Hampshire.

Terms of the Sale: The Premises will be sold subject to all unpaid taxes and other municipal assessments and liens thereon, and all other liens, easements, rights and encumbrances of any and every nature which are or may be entitled to precedence over the Mortgagee's interest. The Premises and any fixtures and appliances will be sold "AS IS," specifically to include the environmental condition of the Premises, if any, with all faults and without any expressed or implied warranties or representations of any kind or nature whatsoever, including without limitation so-called implied warranties of title, merchantability and fitness for a particular purpose, all of which are expressly disclaimed. The Mortgagee makes no representations or warranties with respect to the accuracy of any statements as to the boundaries, acreage, frontage or other matters contained in the description of the Premises contained in the Mortgage. Buyer shall be responsible for all transfer tax stamps and recording costs.

In order to qualify to bid at the foreclosure sale a \$3,500.00 deposit must be presented to the Mortgagee or its agent at time of sale, in cash or by certified check, cashier's or treasurer's check or bank draft ("Satisfactory Funds") or other form or payment acceptable to Mortgagee in its sole discretion. Deposits of unsuccessful bidders shall be returned at the conclusion of the public auction.

The successful bidder(s) shall be required to sign a Memorandum of Sale at the conclusion of the public auction and must pay an additional deposit to bring the total amount of the deposit to 10% of the bid price within 48 hours of the conclusion of the auction, with the balance of the bid price to be paid in Satisfactory Funds upon tender of Mortgagee's Foreclosure Deed within 45 days after the sale.

RESERVATION OF RIGHTS: The Mortgagee reserves the right to (i) continue the foreclosure sale to such subsequent date or dates as the Mortgagee may deem necessary or desirable; (ii) bid upon and purchase the Mortgaged Premises and/or personal property at foreclosure sale; (iii) reject any and all bids for the Mortgaged Premises and/or personal property; (iv) offer for sale the Mortgaged premises and personal property either together or separately; (v) waive reading of this notice or any portion thereof at the foreclosure sale; and (vi) amend or change the Terms of Sale set forth herein by announcement, written or oral, made before or during the foreclosure sale and such change(s) or amendment(s) shall be binding upon all bidders.

Notice to Mortgagor and Any Person Claiming Under Same: 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.

Service of Process: Service of process for the mortgagee may be made on Frank P. Spinella, Jr., as agent for Merrimack County Savings Bank, N.A. at Wadleigh, Starr & Peters, PLLC, 95 Market Street, Manchester, New Hampshire 03101.

Toll Free Hotline: 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.

New Hampshire Banking Department: The New Hampshire Banking Department is located at 53 Regional Drive, Suite 200, Concord, New Hampshire. Its telephone number is (603) 271-3561 and its E-mail is nhbd@banking.nh.gov

For further information with respect to the premises to be sold, contact James R. St. Jean Auctioneers (tel. 603-734-4348).

Dated this 7th day of November, 2022.

Merrimack County Savings Bank
By its attorneys,
WADLEIGH, STARR & PETERS, P.L.L.C.
95 Market Street
Manchester, NH 03101

By: _____
Frank P. Spinella, Jr.