

## **NOTICE OF MORTGAGEE'S SALE**

By virtue of a statutory power of sale contained in a certain mortgage deed given by **James A. Dennis** (the "Mortgagor") to **Forward National Company, Inc.**, a Massachusetts Corporation, existing under the laws of the Commonwealth of Massachusetts, having a business address of 112 Turnpike Road, Westborough, Massachusetts, 01581, which Mortgage is dated March 18, 2008 and recorded at the Cheshire County Registry of Deeds at Book 2497, Page 542, assigned to **Bellwether Community Credit Union**, a credit union organized and existing under the laws of the State of New Hampshire, having an address of 425 Hooksett Road, Manchester, State of New Hampshire (the "Mortgagee") by Assignment of Mortgage dated March 18, 2008, and recorded at the Cheshire County Registry of Deeds in Book 2497, Page 558, **Bellwether Community Credit Union**, the present holder of said mortgage, in execution of said power, for breach of conditions contained in said mortgage, and for the purpose of foreclosing the same, will sell at

### **Public Auction**

On Wednesday, February 22, 2023 at 10:00 am, local time, on the Mortgaged Premises, being a 2000 Commodore Genesis manufactured housing unit, bearing serial number C436383AB, 28' x 48', situated at Tanglewood Park Cooperative, Inc., located at 72 Sparrow Street, Keene, County of Cheshire, State of New Hampshire (the "Mortgaged Premises"), said Mortgage Premises being more particularly described in the above Mortgage.

**TERMS OF SALE:** A deposit of Five Thousand (\$5,000.00) Dollars in the form of cash, a certified check, bank treasurer's check or funds satisfactory to Mortgagee will be required to be delivered at or before the time a bid is offered. The successful bidder 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 on or before thirty (30) days from date of sale. If the successful bidder fails to complete the purchase of the Mortgaged Premises in accordance with the preceding sentence, then the Mortgagee may retain the deposit in full as liquidated damages resulting from the successful bidder's failure to perform. Conveyance of the Mortgaged Premises shall be by foreclosure deed to be delivered to the successful bidder upon the Mortgagee's receipt of the balance of the purchase price.

**EXCLUSION OF WARRANTIES:** Except for warranties arising by operation of law, the conveyance of the Mortgaged Premises will be made by the Mortgagee and accepted by the successful bidder without any other expressed or implied representations or warranties whatsoever. Said premises will be sold "AS IS AND WHERE IS" and subject to all unpaid real estate taxes, mortgages and all other liens and/or encumbrances, restrictions, covenants or other matters which may be entitled to precedence over the said mortgage.

**RESERVATION OF RIGHTS:** The Mortgagee reserves the right to (i) cancel or continue the foreclosure sale to such later date as the Mortgagee may deem desirable; (ii) bid upon and purchase the Mortgaged Premises at Foreclosure Sale; (iii) reject any and all bids for the Mortgaged Premises at the Foreclosure Sale; (iv) amend or change the Terms of Sale set forth herein by announcement written or oral, made before or during the Foreclosure Sale and such changes or amendment(s) shall be binding on all bidders.

NOTICE TO MORTGAGOR AND ANY PERSON CLAIMING UNDER SAME:

**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 name and address of the Mortgagee's agent for service of process in regards to this matter is:

Agent Name: Dyan J. Lowman, Agent

Address: 1 Buttrick Road, P.O. Box 1177, Londonderry, New Hampshire, 03053

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 for the NH Banking Department is 53 Regional Drive, Suite 200, Concord, NH 03301. The email address is [nhbd@banking.nh.gov](mailto:nhbd@banking.nh.gov).

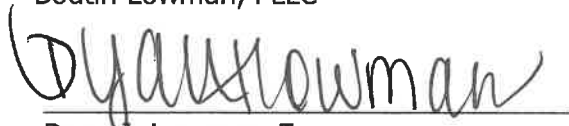
The original mortgage instrument may be examined at 1 Buttrick Road, Londonderry, New Hampshire, 03053, with all requests directed to Dyan J. Lowman at (603) 623-1234 during regular business hours.

Dated at Londonderry, New Hampshire this 5th day of January, 2023.

**Bellwether Community Credit Union**

By their attorneys:

Boutin Lowman, PLLC

A handwritten signature in black ink that reads "Dyan J. Lowman". The signature is written in a cursive style and is positioned above a horizontal line.

Dyan J. Lowman, Esq.

1 Buttrick Road

Londonderry, New Hampshire 03053

Tel. (603) 623-1234