

NOTICE OF SALE BY MORTGAGEE

Pattavina Property Management, LLC ("Mortgagee"), holder of a mortgage from Robert Patton-Spruill and Patricia J. Moreno, Co-Trustees of Townsend Capital Trust ("Mortgagor"), hereby gives notice of the sale of the mortgaged premises, pursuant to the power of sale in said mortgage, and RSA 479:25:

Date, time, and place of sale: July 28, 2023 at 10:00 a.m. at 61 Summer Street, Keene, NH 03431.

Town, county, street, and street number of the mortgaged premises: Town of Keene, Cheshire County, State of New Hampshire; Tax map lots 568/034 (0.33 acres, with a building); 61 Summer Street, Keene, NH 03431

Date, volume, and page of the recorded mortgage: June 4, 2021; Cheshire County Registry of Deeds, Book 3166, Page 0489

Terms of the sale: Mortgagee is selling the Premises as is. Purchaser shall purchase the Premises subject to all tax liens, other liens, mortgages, and encumbrances of record. Mortgagee makes no representations or warranties whatsoever as to the title to the Premises, or as to the condition of the Premises, or any improvements thereon. The sale shall be by auction. To bid, the bidder must first give a deposit of \$5,000 USD in good funds (e.g. cashier's check) to Bielagus Law Offices PLLC at least 24 hours prior to the sale. Within 30 days of the sale, the highest bidder shall pay the full sale price in good funds (e.g. cashier's check). The failure to do so shall cause the highest bidder to forfeit the deposit. Upon payment of the full sale price, the Mortgagee shall deliver a deed to purchaser. Purchaser shall pay all costs related to the transfer of title and close of escrow, including but not limited to 100% of the transfer tax. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale, and to amend the terms of the sale by written or oral announcement made before or during the sale.

Name and address of the mortgagee for service of process: Jonathan Pattavina, 84 Dogwood Forest Road, Fairview, NC 28730

Name and address of the mortgagee's agent for service of process: Bielagus Law Offices PLLC, 26 Concord St, PO Box 3091, Peterborough, NH 03458, tel. (603) 554-1612

Contact information for the New Hampshire banking department: 53 Regional Drive, Suite 200 Concord, NH 03301, nhbd@banking.nh.gov, tel. 603-271-0750

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.

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.