

MORTGAGEE'S SALE OF REAL ESTATE pursuant to the Power of Sale contained in a certain mortgage (the "Mortgage"), given by Troy C. Saunders and Michele Sullivan (collectively the "Mortgagor"), to Profile Bank FSB as "Lender" and "Mortgagee", dated January 30, 2009 and recorded with the Strafford County Registry of Deeds in Book 3707, Page 0499, in execution of said power, for breach of conditions of said Mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 13 Summer Street, Rochester, Strafford County, New Hampshire 03867 (the "Mortgaged Premises"), will be sold at a Public Auction at 10:00 AM on August 10, 2023, being the premises described in the Mortgage, to which reference is made for a more particular description thereof. Said public auction will occur on the Mortgaged Premises. For Mortgagor's title, see deed recorded with the Strafford County Registry of Deeds in Book 3707, Page 0497. PURSUANT TO NEW HAMPSHIRE RSA 479:25, NOTICE TO THE MORTGAGOR AND ALL INTERESTED PARTIES IS GIVEN AS FOLLOWS: 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 for service of process is Profile Bank, FSB, 45 Wakefield Street, Rochester, NH 03867. The Mortgagee's agent for service of process is Douglas W. Macdonald, Esq., Keane & Macdonald, P.C. 1000 Market St., Building 2, 3rd Floor, Portsmouth, New Hampshire 03801. 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 can also contact the New Hampshire Banking Department at: 53 Regional Drive #200, Concord, NH 03301, tel: (603) 271-3561, or on its website at: www.nh.gov/banking or via email at: nhbd@banking.nh.gov. LIENS AND ENCUMBRANCES: The Mortgaged Premises shall be sold subject to any and all easements, unpaid taxes, liens, encumbrances and rights, title and interests of third persons of any and every nature whatsoever which are or may be entitled to precedence over the Mortgage. NO WARRANTIES: The Mortgaged Premises shall be sold by the Mortgagee and accepted by the successful bidder "AS IS" AND "WHERE IS" and with all faults. Except for warranties arising by operation of law, if any, the conveyance of the Mortgaged Premises will be made by the Mortgagee and accepted by the successful bidder without any express or implied warranties whatsoever, including, without limitation, any representations or warranties with respect to title, possession, permits, approvals, recitation of acreage, hazardous materials and physical condition. All risk of loss or damage to the Mortgaged Premises shall be assumed and borne by the successful bidder immediately after the close of bidding. TERMS OF SALE: To qualify to bid, bidders must register to bid and present to the Mortgagee or its agent the sum of Five Thousand Dollars and 00/100 (\$5,000.00) by certified check or other form of payment acceptable to the Mortgagee or its agent prior to the commencement of the public auction. The balance of the purchase price must be paid in full by the successful bidder by certified check within thirty (30) days from the date of the public auction, or on delivery of the foreclosure deed, at the option of the Mortgagee. The deposits placed by unsuccessful bidders shall be returned to those bidders at the conclusion of the public auction. The successful bidder shall execute a Memorandum of

Foreclosure Sale immediately after the close of bidding. If the successful bidder fails to complete the purchase of the Mortgaged Premises, the Mortgagee may, at its option, retain the deposit as liquidated damages. RESERVATION OF RIGHTS: The Mortgagee reserves the right to (i) cancel or 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 at the foreclosure sale, (iii) reject any and all bids for the Mortgaged Premises and (iv) amend or change the terms of sale set forth herein by announcement, written or oral, made before or during the foreclosure sale and to qualify some or all of the bidders. Such change(s) or amendment(s) shall be binding on all bidders. Other terms to be announced at sale. If the successful bidder fails to complete the purchase of the Mortgaged Premises, the Mortgagee may, at its option, retain the \$5,000.00 deposit as liquidated damages. Profile Bank FSB, by its attorneys, Keane & Macdonald, P.C. Douglas W. Macdonald, Esq., 1000 Market Street, Building 2, Suite 7, 3rd Floor, Portsmouth, New Hampshire 03801, 603-436-6500.