

**MORTGAGEE'S NOTICE OF
SALE OF REAL PROPERTY**

By virtue and in execution of Power of Sale contained in a certain mortgage given by Raymond P. Oban, III (the "Mortgagor") to the Town of Hollis, New Hampshire (the "Mortgagee"), dated July 7, 2009, and recorded at the Hillsborough County Registry of Deeds at Book 8111, Page 1151 (the "Mortgage"), pursuant to and for breach of the conditions in said Mortgage and for the purpose of foreclosing the same, the mortgaged premises will be sold at:

Public Auction on August 15, 2023 at 11:00 AM.

Said sale to be held at the mortgaged premises and having a present address of 109 West Hollis Road, Hollis, County of Hillsborough, New Hampshire 03049.

NOTICE:

PURSUANT TO NEW HAMPSHIRE RSA 479:25, 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 is the Law Office of Thomas F. Quinn, Prof. Corp., 62 Elm Street, Milford, New Hampshire 03055. 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 contact the New Hampshire Banking Department by e-mail at nhbd@banking.nh.gov.

The Property will be sold subject to all unpaid real estate taxes and all other liens and encumbrances, which may be entitled to precedence over the Mortgage provided, however, that all unpaid real estate taxes shall be due and payable at closing by the successful bidder. And, the successful bidder will be responsible for payment of the Auction fee of JSJ Auctions in the amount equal to three percent (3%) of the sales price or Five Hundred Dollars (\$500) whichever is greater, said fee being due and payable at closing. Notwithstanding any title information contained in this notice, the Mortgagee expressly disclaims any representations as to the state of the title to the Property involved as of the date of the notice of the date of sale. The property is to be sold at the sale in "AS IS-WHERE IS" condition WITH ALL FAULTS and subject to all persons in possession of the property.

TERMS OF SALE:

A non-refundable deposit of Ten Thousand Dollars (\$10,000.00) in the form of a certified check, bank treasurer's check or other form satisfactory to Mortgagee's attorney will be required to be delivered at or before the time a bid is offered. The successful bidder(s) will be required to execute a Memorandum of Sale immediately after the close of the bidding, which sale agreement may include terms and conditions in addition to, and/or different from, the terms and conditions set forth in this Notice. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other form of payment satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to cancel or continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. The Mortgagee reserves the right to grant an extension to closing in the Mortgagee's sole and unrestricted discretion.

Dated at Milford, New Hampshire on June 28, 2023.

The Town of Hollis, New Hampshire
By Its Attorneys,
Law Office of Thomas F. Quinn, Prof. Corp.

By: 

Thomas F. Quinn, Esquire
62 Elm Street
Milford, NH 03055
(603)554-1662