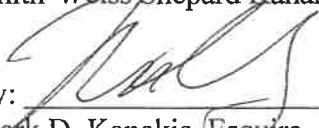


NOTICE OF MORTGAGEE'S SALE

Pursuant to the power of sale contained in a certain mortgage deed given by Estrella Martha Ortiz and Enrique Ortiz to 28 Charron Avenue Realty, LLC dated October 20, 2017 and recorded with the Hillsborough County Registry of Deeds at Book 9019, Page 1414, the undersigned will sell at public auction the Premises hereinafter described.

1. **Description of Premises:** Land and buildings located on Nagle Street in Nashua, New Hampshire. The Premises are more particularly described in the Mortgage.
2. **Date, Time, and Place of Sale:** The sale shall take place on November 15, 2023 at 11:00 a.m. on the Premises.
3. **Street, Town, and County of the Premises:** The Premises are located at 28 Nagle Street, Nashua, Hillsborough County, New Hampshire.
4. **Terms of the Sale:** A deposit of Twenty Thousand Dollars (\$20,000.00) in the form of cash, certified check, or bank treasurer's check or other check satisfactory to Mortgagee 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 foreclosure memorandum of sale immediately after the close of the bidding. The balance of the purchase price shall be paid within forty-five (45) days from the sale date, time being of the essence. 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 foreclosure sale. The property to be sold at the sale will be sold "AS IS AND WHERE IS" and subject to unpaid taxes, prior liens or other enforceable encumbrances, whether or not of record, if any, entitled to precedence over the Mortgage.
5. **Right to Petition:** 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.
6. **Service of Process:** Service of process for the mortgagee may be made on Mark D. Kanakis as agent for 28 Charron Avenue Realty, LLC at Smith-Weiss Shepard Kanakis & Spony, P.C., 47 Factory Street, Nashua, New Hampshire 03060.
7. **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.
8. **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.

28 Charron Avenue Realty, LLC,
By its attorneys,
Smith-Weiss-Shepard Kanakis & Spony, P.C.

By: 
Mark D. Kanakis, Esquire
47 Factory Street
Nashua, NH 03060
603-417-3448