

NOTICE OF MORTGAGEE'S SALE

Ronald D. Ruonala (“Mortgagee”), holder of a Mortgage (“Mortgage”) from **Raymond P. Oban III** to Ronald D. Ruonala, dated December 9, 2020, recorded with the Strafford County Registry of Deeds in Book 4845, Page 279, for breach of the conditions set forth in said Mortgage and by virtue of the power of sale contained therein, Mortgagee for the purpose of foreclosing the Mortgage will sell at

PUBLIC AUCTION

to be held on the premises and located at 551 Beauty Hill Road, Barrington, Strafford County, New Hampshire, on Thursday, November 16, 2023 **at 11:00 AM**, the premises conveyed and described in said Mortgage (“Mortgaged Premises”).

The Mortgaged Premises shall be sold subject to any unpaid taxes and to any state or federal liens having a priority over said Mortgage and to any other mortgages, liens or encumbrances which take precedence over said Mortgage.

TERMS OF SALE: FIVE THOUSAND DOLLARS (\$5,000.00) down in cash, certified check, or check satisfactory to the Mortgagee, to be paid at the time of the sale, with the balance of the purchase price to be paid within forty-five (45) days after the sale. The successful bidder will be required to execute a memorandum of sale immediately after the close of the bidding and will be responsible for all real estate transfer stamp taxes due upon recording of the Foreclosure Deed.

The Mortgagee reserves the right to (i) 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) establish and announce prior to or at the sale a minimum sales price and/or to reject any and all bids for the Mortgaged Premises; (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 amendments shall be binding on all bidders.

EXCLUSION OF WARRANTIES: Except for any warranties arising by operation of law, the conveyance of the Mortgaged Premises will be made by the Mortgagee and accepted by the successful bidder “As Is” and without any other expressed or implied representation or warranties whatsoever.

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. FAILURE TO INSTITUTE SUCH PETITION AND COMPLETE SERVICE UPON THE FORECLOSING PARTY, OR HIS OR HER AGENT, CONDUCTING THE SALE PRIOR TO SALE SHALL THEREAFTER BAR ANY ACTION

OR RIGHT OF ACTION OF THE MORTGAGOR BASED UPON THE VALIDITY OF THE FORECLOSURE.

Mortgagee's address for any service of process is 3 Alex Circle, Nashua, Hillsborough County, New Hampshire 03062. The Mortgagee's agent for service of process is Attorney Jeffrey A. Zall, 221 Main Street, Suite 303, Nashua, Hillsborough County, New Hampshire 03060.

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.

Inquiries regarding the foreclosure sale may be made to Attorney Jeffrey A. Zall, 221 Main Street, Suite 303, PO Box 3652, Nashua, New Hampshire 03061-3652 at 603-883-7306.

Dated in Nashua, New Hampshire on this 28th day of September, 2023.

Ronald D. Ruonala
By His Attorney



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