

**NOTICE OF SALE PURSUANT TO RSA 205-A:4-A**

Pursuant to RSA 205-A:4-a, the undersigned will sell at public auction the following property.

1. **Description of Property:** A certain manufactured housing unit located at 30 Kendall Pond Road #52, Derry, Rockingham County, New Hampshire (the “Premises”) described as a mobile home constructed by Pine Grobe Manufactured Homes, Inc., Serial No. GP 45831 A/B. The tract or parcel of land upon which the manufactured housing is situated is owned by Garden Homes New Hampshire Limited Partnership by deed dated July 11, 2008 and recorded in the Rockingham County Registry of Deeds at Book 4925, Page 1920.
2. **Date, Time, and Place of Sale:** The sale shall take place on November 29, 2023 at 11:00 a.m. on the Premises.
3. **Terms of the Sale:** A deposit of Five Thousand Dollars (\$5,000.00) 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 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 undersigned 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. 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.
4. **Debtor's Right to Redeem Collateral:** Debtor may redeem the Property at any time before the time of sale by tendering to the undersigned fulfillment of all obligations secured by the collateral as well as expenses reasonably incurred in retaking, holding and preparing the collateral for disposition in arranging for the sale and to the extent provided in the agreement and not prohibited by law, reasonable attorney's fees and legal expenses.

For additional information, contact Nicholas A. Kanakis, Esq. as attorney for park owner at Smith-Weiss Shepard & Kanakis, P.C., 47 Factory Street, Nashua New Hampshire 03060.

Garden Homes New Hampshire Limited  
Partnership  
By its attorneys,  
Smith-Weiss Shepard & Kanakis, P.C.

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