

## NOTICE OF MORTGAGEE'S SALE

Pursuant to the power of sale contained in a certain Mortgage Deed and Security Agreement (the "Mortgage") given by AKU Realty Enterprise LLC to David Walch, trustee of the Athens Street Capital Realty Trust 24 dated June 29, 2023 and recorded with the Merrimack County Registry of Deeds at Book 3830, Page 211, the undersigned will sell at public auction the Premises hereinafter described.

1. **Description of Premises:** Land and buildings on the north side of Glass Street in Pembroke, New Hampshire. The Premises are more particularly described in the Mortgage.
2. **Date, Time and Place of Sale:** The sale shall take place on December 7, 2023 at 11:30 a.m. on the Premises.
3. **Street, Town and County of the Premises:** The Premises are located at 50 Glass Street, Pembroke, Merrimack County, New Hampshire. The Premises also have frontage on Church Street, Pembroke, Merrimack 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.

Athens Street Capital Realty Trust 24

By its attorneys,

Smith-Weiss Shepard & Kanakis, PC

By: 

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