

NOTICE OF SALE
BY MORTGAGEE

Arthur P. Jones ("Mortgagee"), holder of the mortgage from Bruce Alan Dimond and Alan Fred Dimond ("Mortgagors") to Mortgagee, pursuant to the power of sale in said mortgage, and RSA 479:25, hereby gives notice of the foreclosure and sale of the mortgaged premises:

Sale: January 9, 2024, at 10:00 a.m., at 496 NH Rte 25, Warren, NH 03279

Mortgaged premises: Town of Warren, Grafton County, State of New Hampshire
Address in mortgage: 496 NH Rte 25, Warren, NH 03279 ("Premises")
Address in Town tax records: 490 NH Rte 25, Warren, NH 03279 ("Premises")

Mortgage: From Bruce Alan Dimond and Alan Fred Dimond ("Mortgagors"), to Arthur P. Jones ("Mortgagee"), dated September 10, 2021, and recorded in the Grafton County Registry of Deeds, in Book 4666, Page 585

Terms of the sale: The sale shall be by auction. To bid, the bidder must first give a deposit of \$5,000 USD in good funds (e.g. cashier's check) to Bielagus Law Offices PLLC at least 24 hours prior to the sale. 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 sale. Within 30 days of the sale, the highest bidder shall pay the full sale price in good funds (e.g. cashier's check). The failure to do so shall cause the highest bidder to forfeit the deposit. Upon payment of the full sale price, the Mortgagee shall deliver a deed to purchaser. Purchaser shall pay all costs related to the transfer of title and close of escrow, including but not limited to 100% of the transfer tax. Mortgagee is selling the Premises as is. Purchaser shall purchase the Premises subject to all tax liens, other liens, mortgages, and encumbrances of record. Mortgagee makes no representations or warranties whatsoever as to the title to the Premises, or as to the condition of the Premises, or any improvements thereon.

Name and address of the mortgagee for service of process:
Arthur P. Jones, 15 Knight Avenue, Easthampton, MA 01027

Name and address of the mortgagee's agent for service of process:
Bielagus Law Offices PLLC, 26 Concord St, PO Box 3091, Peterborough, NH 03458,
tel. (603) 554-1612

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 on the validity of the foreclosure.

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.

Contact information for the New Hampshire banking department: 53 Regional Drive, Suite 200 Concord, NH 03301, nhbd@banking.nh.gov, tel. 603-271-0750