

NOTICE OF FORECLOSURE SALE

Pursuant to a power of sale contained in a certain mortgage deed given by 471 High Street, LLC to the Richard D. Roy Revocable Trust of 1997, its successors and assigns, as lenders, dated September 17, 2018 and recorded in Book 5947, Page 637 in the Rockingham County Registry of Deeds, in execution of said power, for mortgage conditions broken, will sell on the mortgaged premises **(471 High Street), in Hampton, Rockingham County, New Hampshire**, at

PUBLIC AUCTION

On **February 23, 2024**, at **2:00 PM**, local time, all of said holder's right, title and interest in and to the real estate described in said mortgage deed.

This foreclosure sale will be made for the purpose of foreclosure of all rights of redemption of the said mortgagor therein possessed by it and any and all persons, firms, corporations or agencies claiming by, from, or under it.

Said premises will be sold subject to any unpaid taxes, liens, or enforceable encumbrances entitled to precedence over the said mortgage.

Said premises will be sold "as is" in all respects, including but not limited to, the physical condition of the premises and the rights, if any, of any occupants of the premises.

To the mortgagor(s) and any and all persons, firms, corporations, or others claiming by, from or under them: YOU ARE HEREBY NOTIFIED THAT YOU HAVE THE 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.

The name and address of the mortgagee for service of process is Richard D. Roy, Trustee of the Richard D. Roy Revocable Trust of 1997, 437 Winnacunnet Road, #101, Hampton, Rockingham County, New Hampshire 03842.

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. The address of the NH Banking Department is 53 Regional Drive, Suite 200, Concord, NH 03301. The e-mail address is nhbd@banking.nh.gov.

Terms of sale will be Fifteen Thousand Dollars (\$15,000.00) cash or certified check satisfactory to said holders, to be paid at the time of the sale, the balance to be paid on delivery of foreclosure deed within thirty (30) days thereafter. Said holder reserves the right to waive any of the above terms at its discretion. Said holder reserves the right to cancel or postpone the sale to such subsequent date or dates as the holder may deem necessary or desirable.

RICHARD D. ROY, TRUSTEE OF THE
RICHARD D. ROY REVOCABLE TRUST OF 1997
By Its Attorneys,

HAUGHEY, PHILPOT & LAURENT, P.A
816 North Main Street
Laconia, NH 03246
(603) 524-4101
January 24, 2024