

## NOTICE OF MORTGAGEE'S SALE

Pursuant to the power of sale contained in a certain mortgage deed given by David Senecal (aka David Senecal) to Tamaron LLC dated April 14, 2023 and recorded with the Merrimack County Registry of Deeds at Book 3823, Page 318, the undersigned will sell at public auction the Premises hereinafter described.

1. **Description of Premises:** Land and buildings located on Summit Street in Franklin, New Hampshire. The Premises are more particularly described in the Mortgage.
2. **Date, Time, and Place of Sale:** The sale shall take place on March 5, 2024 at 11:00 a.m. on the Premises.
3. **Street, Town, and County of the Premises:** The Premises are located at 186 Summit Street, Franklin, Merrimack County, New Hampshire.
4. **Terms of the Sale:** A deposit of Ten Thousand Dollars (\$10,000.00) 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.

Tamaron LLC,  
By its attorneys,  
Smith-Weiss Shepard & Kanakis, P.C.

By:   
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