

NOTICE OF MORTGAGEE'S SALE

By virtue of a statutory power of sale contained in a certain mortgage deed given by **Bethany J. Herrington** (deceased) (the "Mortgagor") to **Granite State Credit Union**, a credit union organized and existing under the laws of the State of New Hampshire, having an address of 1415 Elm Street, Manchester, State of New Hampshire (the "Mortgagee") which mortgage is dated August 8, 2017, and recorded at the Belknap County Registry of Deeds in Book 3121, Page 1, **Granite State Credit Union**, the present holder of said mortgage, in execution of said power, for breach of conditions contained in said mortgage, and for the purpose of foreclosing the same, will sell at

Public Auction

On Tuesday, July 9, 2024 at 10:00 a.m., local time, on the Mortgaged Premises, the real estate known as 35 Copp Road, Gilmanton, County of Belknap, State of New Hampshire (the "Mortgaged Premises"), said Mortgage Premises being more particularly described in the above Mortgage (***The legal description of the Mortgaged Premises included with the mortgage contained a defect wherein a portion of the Mortgaged Premises as described was conveyed out at Book 630, Page 281 of the Belknap County Registry of Deeds**).

TERMS OF SALE: A deposit of Five Thousand (\$5,000.00) Dollars in the form of cash, a certified check, bank treasurer's check or funds satisfactory to Mortgagee will be required to be delivered at or before the time a bid is offered. The successful bidder will be required to execute a Purchase and Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid on or before thirty (30) days from date of sale. If the successful bidder fails to complete the purchase of the Mortgaged Premises in accordance with the preceding sentence, then the Mortgagee may retain the deposit in full as liquidated damages resulting from the successful bidder's failure to perform. Conveyance of the Mortgaged Premises shall be by foreclosure deed to be delivered to the successful bidder upon the Mortgagee's receipt of the balance of the purchase price.

EXCLUSION OF WARRANTIES: Except for warranties arising by operation of law, the conveyance of the Mortgaged Premises will be made by the Mortgagee and accepted by the successful bidder without any other expressed or implied representations or warranties whatsoever. Said premises will be sold "AS IS AND WHERE IS" and subject to all unpaid real estate taxes, mortgages and all other liens and/or encumbrances, restrictions, covenants or other matters which may be entitled to precedence over the said mortgage.

RESERVATION OF RIGHTS: The Mortgagee reserves the right to (i) cancel or continue the foreclosure sale to such later date as the Mortgagee may deem desirable; (ii) bid upon and purchase the Mortgaged Premises at Foreclosure Sale; (iii) reject any and all bids for the Mortgaged Premises at the Foreclosure Sale; (iv) amend or change the Terms of Sale set forth herein by announcement written or oral, made before or during the Foreclosure Sale and such changes or amendment(s) shall be binding on all bidders.

NOTICE TO MORTGAGOR AND ANY PERSON CLAIMING UNDER SAME:

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.

The name and address of the Mortgagee's agent for service of process in regards to this matter is:

Agent Name: Dyan J. Lowman, Agent

Address: 1 Buttrick Road, Londonderry, New Hampshire, 03053

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 for the NH Banking Department is 53 Regional Drive, Suite 200, Concord, NH 03301. The email address is nhbd@banking.nh.gov.

The original mortgage instrument may be examined at 1 Buttrick Road, Londonderry, New Hampshire, 03053, with all requests directed to Dyan J. Lowman at (603) 432-9566 during regular business hours.

Dated at Londonderry, New Hampshire this 23rd day of May, 2024.

Granite State Credit Union

By their attorneys:

Boutin Lowman, PLLC

A handwritten signature in cursive script that reads "Dyan J. Lowman". The signature is written in black ink and is positioned above a horizontal line.

Dyan J. Lowman, Esq.

1 Buttrick Road

P.O. Box 1177

Londonderry, New Hampshire 03053

Tel. (603) 432-9566