

## **MORTGAGEE'S NOTICE OF FORECLOSURE SALE**

By virtue of the Power of Sale contained in a certain Mortgage Deed and Promissory Note given by **New Hampshire Retreats, LLC** (the "Mortgagor") to Casa Neri, LLC (the "Mortgagee"), dated October 25, 2021 and recorded at the Coos County Registry of Deeds at Book 1583, Page 682 (the "1<sup>st</sup> Mortgage") and by virtue of the Power of Sale contained in a certain Mortgage Deed and Promissory Note given by New Hampshire Retreats, LLC (the "Mortgagor") to Casa Neri, LLC (the "Mortgagee"), dated December 21, 2021 and recorded at the Coos County Registry of Deeds at Book 1588, Page 574 (the "2nd Mortgage"), pursuant to and for breach of the conditions in said Mortgages and for the purpose of foreclosing same will be sold at:

### **PUBLIC AUCTION:**

On **AUGUST 28, 2024, AT 11:30 A.M.** pursuant to NH RSA 479:25, at the mortgaged premises located at **244 Rosebrook Lane, Unit #23, Bretton Woods, Carroll, New Hampshire**, the real property and contents thereof, as described in the Mortgages (the "Mortgaged Premises").

### **TERMS OF SALE AND DEPOSIT:**

The Mortgaged Premises will be sold to the highest bidder who complies with the terms of sale. To qualify, bidders must register and present to the Mortgagee or its agent the sum of **TEN THOUSAND DOLLARS (\$10,000.00)** (the "Deposit") by money order, bank check, or other form of payment acceptable to the Mortgagee or its agent prior to the commencement of the public auction. The successful bidder shall, within five (5) business days following the Public Auction, pay to the Mortgagee or its agent an additional deposit of **TWENTY THOUSAND DOLLARS (\$20,000.00)**. Payment of the additional deposit shall be a binding obligation of the successful bidder upon Mortgagee's acceptance of the final bid. The balance of the purchase price shall be paid in full by money order, bank check, or other form of payment acceptable to the Mortgagee upon tender of the Mortgagee's Foreclosure Deed within forty-five (45) days after the sale, **TIME BEING OF THE ESSENCE**. The successful bidder shall also execute a purchase and sale contract with the Mortgagee immediately after close of bidding. If the successful bidder fails to complete the purchase of the Mortgaged Premises within forty-five (45) days, the Mortgagee may, at its option, retain the deposit as liquidated damages. Deposits of unsuccessful bidders shall be returned at the conclusion of the public auction.

The Mortgaged Premises will be sold "AS IS, WHERE IS," without any express or implied warranties of any kind, and subject to: (a) any condition which a title search would reveal, (b) all unpaid real estate taxes and liens therefore, whether or not of record, (c) any facts which an inspection or survey of the premises might show, (d) mortgages, tax or other liens, attachments and all other encumbrances and rights, title and interest of third persons of any and every nature whatsoever which are, or may be entitled to precedence over the Mortgage, and (e) subject to any existing tenants, tenancies or persons in possession.



The Mortgagee reserves all rights, including, but not limited to, the right to bid at the sale, to continue, postpone or cancel the sale, to reject any and all bids, and to alter, amend or modify the terms, conditions or procedure for the proposed sale, either orally or in writing, before or at the time of the proposed sale, in which event such terms as altered, amended or modified shall be binding on all bidders and interested parties, and to convey the Mortgaged Premises to the next highest bidder should any successful bidder default.

A copy of the Mortgage may be examined by any interested person at the offices of Cooper Cargill Chant, P.A., 2935 White Mountain Highway, North Conway, New Hampshire, during normal business hours.

The New Hampshire Banking Department may be reached through its website, by telephone or mail as follows:

[www.nh.gov/banking/index.htm](http://www.nh.gov/banking/index.htm)  
(603) 271-3561  
New Hampshire Banking Department  
53 Regional Drive, Suite 200  
Concord, NH 03301

Information and help with housing and foreclosure issues, is available through the foreclosure information hotline at (800) 437-5991. The hotline is a service of the New Hampshire banking department. There is no charge for calls to the hotline.

The Mortgagee's agent for service of process shall be the undersigned attorneys for all matters relating to the foreclosure sale herein described.

To the Mortgagor and persons having a lien on the premises of record:

**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.**

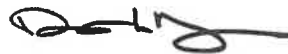
Failure to institute such petition and complete service upon said Mortgagee, or its undersigned attorneys, prior to the sale shall thereafter bar any action or right of action of the mortgagor based on the validity of the foreclosure. Reference is made to the provisions of RSA 479:25 (II).

For further information respecting the aforementioned foreclosure sale, contact James R. St. Jean Auctioneers, 45 Exeter Road, P.O. Box 400, Epping, NH 03042, (603) 734-4348. Other terms to be announced at the sale.



Dated at North Conway, New Hampshire this 8<sup>th</sup> day of July, 2024.

Casa Neri, LLC  
By and through its attorneys,  
COOPER CARGILL CHANT, P.A.



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