

NOTICE OF FORECLOSURE SALE

Reference is made to a mortgage given by **Bearsville LLC** (the “Mortgagor”) to **NuBridge Commercial Lending LLC** dated January 30, 2025, and recorded at the Coos County Registry of Deeds on February 4, 2025 in Book 1669, Page 993 (the “Mortgage”). By virtue of the power of sale contained in the Mortgage, NuBridge Commercial Lending LLC (the “Mortgagee”), in execution of the power of sale and for breach of the conditions of the Mortgage, and for the purpose of foreclosing the same will sell at

PUBLIC AUCTION

On **August 19, 2025 at 1:00 o’clock p.m.** in Colebrook, Coos County, New Hampshire, on the premises which are located at 23 Gould Street, Colebrook, New Hampshire 03576 which premises are described in the Mortgage, and which may be currently described as follows (the “Mortgaged Premises”):

The property being sold is the property known as 23 Gould Street, Colebrook, New Hampshire 03576, as well as lots 110-042-000 and 110-043-000 on the Colebrook tax maps, located on Brandy Lee Lane, in Colebrook, New Hampshire, all as described with more particularity in the above referenced mortgage.

[End of Description of Mortgaged Premises]

To the Mortgagor or any other person claiming a lien or encumbrance against the Mortgaged Premises: 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 such service upon the Mortgagee 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 Mortgagee’s address for service of process purposes is: NuBridge Commercial Lending LLC, 21680 Gateway Center Drive #230, Diamond Bar, CA 91765. The address for the Mortgagee’s agent for service of process is: Marc W. McDonald, Esq., Ford, McDonald & Borden, P.A., 815 Elm Street, Suite 5B, Manchester, NH. 03101

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.

Liens and Encumbrances: The Mortgaged Premises shall be sold subject to any and all unpaid taxes, mortgages, liens and other encumbrances entitled to precedence over the Mortgage.

Terms: To qualify to bid, bidders other than the Mortgagee must place **\$25,000.00** on deposit with the auctioneer in cash, by certified check or other form of payment acceptable to the Mortgagee prior to the commencement of the foreclosure sale. The deposits placed by unsuccessful bidders shall be returned to those bidders at the conclusion of the sale. The

Mortgagee reserves the right to accept back up Foreclosure Sale Agreements from one or more unsuccessful bidders to become in force in the event that the successful bidder shall fail to timely close. The successful bidder will be required to execute a Memorandum of Foreclosure Sale (the "Memorandum") at the time and place of sale, and, if the successful bidder shall refuse to sign the Memorandum, that bidder's deposit shall be retained by the Mortgagee. A copy of the Memorandum shall be available for inspection prior to commencement of the foreclosure sale. The successful bidder will be required to tender an additional deposit (the "Additional Deposit") within ten (10) days of the date of the sale, in an amount sufficient to bring the total Additional Deposit and Initial Deposit (the "Deposit") to an amount equal to ten percent (10%) of the successful bid. All Deposits shall be held by the Mortgagee among its general funds without any obligation to segregate the same and without any obligation to pay interest on the same. The balance of the purchase price must be paid in full by the successful bidder in cash or by certified check on or before the thirtieth (30th) day after the date of sale. If the successful bidder fails to complete the purchase of the Mortgaged Premises on or before the forty- fifth (45th) day after the date of foreclosure sale, then the Mortgagee reserves the right to exercise all of its remedies as set forth in the Memorandum, including without limitation, the right to retain the deposit, in full, as reasonable liquidated damages or, as the duly appointed attorney-in-fact of said successful bidder, to assign all rights and obligations evidenced by the Memorandum, as a result of the bidder's failure to perform. If the deposit is retained for any reason, it shall become the property of the Mortgagee. Conveyance of the Mortgaged Premises shall be by foreclosure deed. The foreclosure deed and affidavit shall be herein referred to as the "Conveyance Documents." At closing the successful bidder shall execute and deliver to the Mortgagee an acknowledgment and release acknowledging acceptance of the Conveyance Documents as full and complete performance by the Mortgagee under the Foreclosure Sale Agreement, and releasing any and all claims and rights against the Mortgagee and its agents, except as may be specifically provided for in the Conveyance Documents. The Conveyance Documents shall be delivered to the successful bidder upon the Mortgagee's receipt of the balance of the purchase price and the Acknowledgment. There shall be no proration of rents, fuel, real estate taxes or of any other matter. The successful bidder shall pay both its and the Mortgagee's share of any and all transfer taxes and all recording fees. Time is of the essence with respect to every aspect of the Successful Bidder's obligations hereunder.

Mortgagee Holder of Certain Other Liens: In addition to the Mortgage which is being foreclosed pursuant to this Notice (said Mortgage appearing at Book 1669, Page 993 of the Coos County Registry of Deeds), Mortgagee holds the rights to three other liens which encumber the Mortgaged Premises. The first such lien is a mortgage granted to NuBridge Commercial Lending LLC by Mortgagor which was recorded at said Registry on December 29, 2023 at Book 1643, Page 424. The second such lien is a Writ of Attachment recorded by Rexel USA, Inc. dated May 10, 2023 and recorded at said registry at Book 1627, Page 53. Rexel USA assigned its rights under its Writ of Attachment to NuBridge Commercial Lending LLC by written assignment recorded at Book 1680, Page 662 of the Coos County Registry of Deeds. The third such lien is a Writ of Attachment in the case of *NuBridge Commercial lending LLC v. Bearsville LLC et al* which appears at Book 1661, Page 429 of the Coos County Registry of Deeds. Among other things, this Writ of Attachment creates a lien on all real estate owned by Bearsville LLC located in the State of New Hampshire. Mortgagor holds rights to these liens and the obligations secured by said liens. Such liens will be discharged at the request of the successful bidder at closing. The

Writ of Attachment which appears at Book 1661, Page 429 of said Registry will be discharged as to Bearsville, LLC only. Attachments obtained against any other named defendants will remain in effect.

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 including, without limitation, representations or warranties relating to title, possession, or tenancies, condition of the Mortgaged Premises, construction or fitness for habitation, compliance with applicable state or local building or sanitary codes, recitation of acreage or hazardous waste at the Mortgage Premises.

Reservation of Rights: The Mortgagee reserves the right to (1) cancel or continue the foreclosure sale to such subsequent date or dates as the Mortgagee may deem necessary or desirable; (2) bid on and purchase the Mortgaged Premises at the foreclosure sale; (3) reject any and all bids for the Mortgaged Premises, the foreclosure sale of the Mortgaged Premises being offered WITH RESERVE; (4) waive reading this Notice or any portion thereof at the foreclosure sale; and (5) amend or alter the terms of sale as stated in this Notice by oral or written announcement made at any time before or during the foreclosure sale, and such changes or amendments shall be binding on all bidders.

For further information regarding the Mortgaged Premises, contact JSJ Auctions at 45 Exeter Road, Epping, NH 03042, 603-734-4348, or 800-639-1810.

Dated: July 17, 2025

NUBRIDGE COMMERCIAL
LENDING LLC
By its attorneys,
Ford, McDonald & Borden, P.A.

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