

NOTICE OF SALE PURSUANT TO RSA 205-A:4-A

Pursuant to RSA 205-A:4-a, the undersigned will sell at public auction the following property.

1. **Description of Property:** A 1996 24 x 48 Pine Grove manufactured housing unit Serial #GP40315A/B located at 39 Parkwood Drive, Allenstown, Merrimack County, New Hampshire, as more particularly described in the deed recorded in the manufactured housing warranty deed recorded in the Merrimack County Registry of Deeds at Book 2003, Page 64 (the "Premises") described as a 1996 24 x 48 Pine Grove manufactured housing unit Serial #GP40315A/B. The tract or parcel of land upon which the manufactured housing is situated is owned by Bear View Crossing Cooperative, Inc. by deed dated July 9, 2019 and recorded in the Merrimack County Registry of Deeds at Book 3638, Page 823.
2. **Date, Time, and Place of Sale:** The sale shall take place on May 1, 2025 at 11:30 a.m. on the Premises.
3. **Terms of the Sale:** A deposit of Five Thousand Dollars (\$5,000.00) 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 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 undersigned 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 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.
4. **Debtor's Right to Redeem Collateral:** Debtor may redeem the Property at any time before the time of sale by tendering to the undersigned fulfillment of all obligations secured by the collateral as well as expenses reasonably incurred in retaking, holding, and preparing the collateral for disposition in arranging for the sale and to the extent provided in the agreement and not prohibited by law, reasonable attorney's fees and legal expenses.
5. **Membership Required:** This sale is contingent upon the Buyer qualifying as members of Bear View Crossing Cooperative, Inc., which includes applying for membership and submitting to a criminal background check. The Buyer(s) must comply with all provisions of the Bylaws and Community Rules of the Cooperative

For additional information, contact Nicholas A. Kanakis, Esq. as attorney for park owner.

Bear View Crossing Cooperative, Inc.
By its attorney,
Hamblett & Kerrigan, P.A.,

By: _____
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