

NOTICE OF FORECLOSURE SALE

Pursuant to a power of sale contained in a certain mortgage deed given by Katherine Harake, Trustee of the Harake Trust u/d/t dated October 19, 2009, to Richard D. Roy, Trustee of the Richard D. Roy Revocable Trust of 1997, its successors, and assigns, as Lender, dated May 22, 2019, recorded in the Rockingham County Registry of Deeds at Book 6002, Page 282, in execution of said power, for mortgage conditions broken, will sell on the mortgaged premises (193 Walton Road, Seabrook, in Rockingham County, New Hampshire at

PUBLIC AUCTION

On September 26, 2025, at 11:00 a. m., local time, all of said holders right, title and interest in and to the real estate described in said mortgage deed.

This foreclosure sale will be made for the purpose of foreclosure of all rights of redemption of the said mortgagor(s) therein possessed by them and any and all persons, firms, corporations or agencies claiming by, from, or under them.

Said premises will be sold subject to any unpaid taxes, liens, or enforceable encumbrances entitled to precedence over the said mortgage.

Said premises will be sold "as is" in all respects, including but not limited to, the physical condition of the premises and the rights, if any, of any occupants of the premises.

To the mortgagor(s) and any and all person, firms, corporations, or others claiming by, from or under them: YOU ARE HEREBY NOTIFIED THAT YOU HAVE THE 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 THE FORECLOSING PARTY, OR HIS OR HER AGENT, 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 name and address of the mortgagee for service of process is Richard D. Roy Revocable Trust of 1997, 437 Winnacunnet Road, Hampton, New Hampshire 03842. The

mortgagee's agent for service of process is Haughey Philpot & Laurent, P.A., and can be served at 816 North Main Street, Laconia, New Hampshire 03246.

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

Terms of sale will be *Twenty Thousand Dollars (\$20,000.00) cash or certified check satisfactory to the said holder, to be paid at the time of the sale, and the balance to be paid on delivery of foreclosure deed within thirty (30) days thereafter. The said holder reserves the right to waive any of the above terms at its discretion. The said holder reserves the right to cancel or postpone the sale to such subsequent date or dates as the holder may deem necessary or desirable.

RICHARD D. ROY REVOCABLE TRUST OF 1997

By its Attorneys,

HAUGHEY, PHILPOT & LAURENT, P.A.

816 North Main Street

Laconia, NH 03246

603-524-4101