NOTICE OF MORTGAGEE'S SALE OF REAL PROPERTY

By virtue of the power of sale contained in a mortgage given by **Susan Elizabeth Jenkins** to Mascoma Bank ("Lender" or "Mortgagee") for breach of the conditions contained in the mortgage and for the purpose of foreclosing the mortgage, the Lender will sell at public auction to the highest bidder a manufactured home known as a Titan-Brentwood Manufactured Housing Model BW478, bearing Serial #019-000-H-A005158A, which is presently situated at 11 Colonial Drive, Troy, Cheshire County, New Hampshire, and being more particularly described in the mortgage (the "Property").

1. The Date, Time and Place of Sale. The sale shall take place on December 2, 2025, at 11:00 A.M., at 11 Colonial Drive, Troy, Cheshire County, New Hampshire 03465.

2. Street, Town, and County of the Property. The Property is located at 11 Colonial Drive, Troy, Cheshire County, New Hampshire 03465.

3. The Book and Page of Recording of Mortgage. The mortgage is dated January 15, 2021, and is recorded at the Cheshire County Registry of Deeds at Book 3147, Page 148.

4. Terms of Sale. **The sale is of the manufactured home only.** Any bidder must deposit $5,000.00 in the form of a certified check or treasurer's check or other check satisfactory to the Lender before the opening of bidding. The successful bidder will be required to execute a purchase and sale agreement immediately after the close of the bidding and pay the balance of the purchase price within forty-five (45) days from the sale date in the form of a certified check, treasurer's check, or other check satisfactory to the Lender in its sole discretion, time being of the essence. Conveyance of the Property shall be by foreclosure deed. The successful bidder shall be responsible for the recording of and shall pay all transfer taxes and recording fees due in connection with the foreclosure deed. The Lender 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 foreclosure sale. The description of the Property contained in the mortgage shall control in the event of an error in this publication.

5. Encumbrances. The Lender is selling its interest in the Property subject to unpaid taxes, prior liens, and any other encumbrances, whether or not of record, if any, entitled to precedence over the mortgage.

6. Breach of Purchase Contract. If any successful bidder fails to complete the contract of sale, his or her deposit may be retained by the Lender as fully liquidated damages or may be held on account of the damages actually suffered, as the Lender may elect. The Lender reserves the right to accept the bid of the next highest bidder in the event the successful bidder fails to complete the contract for any reason.

7. Warranties and Risk of Loss. The Property will be conveyed with those warranties contained in the foreclosure deed, and no others. The property is to be sold "as is,

where is." From and after the conclusion of the auction, all risk of loss or damage to the Property shall pass to, and be borne by, the successful bidder.

8. Lender's Address for Service of Process. The name of the Lender's agent and the address for service of process in regard to this matter is:

Agent Name: Sabrina C. Beavens, Agent
Address: 900 Elm Street, 11th Floor Manchester, NH 03101

9. New Hampshire Banking Department Information. The New Hampshire Banking Department is located at 53 Regional Drive, Suite 200, Concord, NH 03301. 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.

10. Notice to Mortgagor, any other person claiming under the Mortgagor or claiming an interest in or a lien or other encumbrance on the Property: You are hereby notified that you have a right to petition the superior court for the county in which the mortgaged property is 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 or its agent conducting the sale prior to the sale shall thereafter bar any action or right of action of the Mortgagor based on the validity of the foreclosure.

11. Right to Amend. The Lender reserves the right to amend this notice.

12. Auctioneer. Prospective bidders should contact James St. Jean Auctioneers, 45 Exeter Road, P.O. Box 400, Epping, NH 03042 at (603) 734-4348 for additional information.

Dated: October 10, 2025

Mascoma Bank
By its attorneys,
McLane Middleton, Professional Association

By: /s/ Sabrina C. Beavens

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