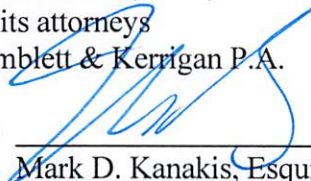


NOTICE OF MORTGAGEE'S SALE

Pursuant to the power of sale contained in a certain mortgage deed given by The Patrakis Family Trust to Gelt Financial, LLC dated July 21, 2025 and recorded with the Strafford County Registry of Deeds in Book 5280, Page 315, the undersigned will sell at public auction the Premises hereinafter described.

1. **Description of Premises:** Land and buildings in Rochester, New Hampshire located on the northwesterly side of Mill Street. The Premises are more particularly described in the above-referenced mortgage.
2. **Date, Time and Place of Sale:** The sale shall take place on April 23, 2026 at 11:00 a.m. on the Premises.
3. **Street, Town and County of the Premises:** The Premises are known as 6-8 Mill Street, Rochester, Strafford County, New Hampshire.
4. **Terms of the Sale:** A deposit of Ten Thousand Dollars (\$10,000.00) per property 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 purchase and sale agreement 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 Mortgagee 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 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 of record, if any, entitled to precedence over the Mortgage.
5. **Right to Petition:** 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.
6. **Service of Process:** Service of process for the mortgagee may be made on Mark D. Kanakis as agent for Gelt Financial, LLC at Hamblett & Kerrigan P.A., 20 Trafalgar Square, Suite 505, Nashua, New Hampshire 03063.
7. **Toll Free Hotline:** For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 800-437-5991. The hotline is a service of the New Hampshire banking department. There is no charge for this call
8. **New Hampshire Banking Department:** The New Hampshire Banking Department is located at 53 Regional Drive, Suite 200, Concord, New Hampshire. Its telephone number is (603) 271-3561 and its E-mail is nhbd@banking.nh.gov.

Gelt Financial, LLC,
By its attorneys
Hamblett & Kerrigan P.A.

By: 
Mark D. Kanakis, Esquire
20 Trafalgar Square, Suite 505
Nashua, NH 03063
603-417-3448