

NOTICE OF SALE

By virtue of N.H. R.S.A. 205-A:4-a, Pepperidge Woods Cooperative, Inc. (the "Park Owner" or the "Cooperative"), for nonpayment of rent and other charges due thereon by and between Park Owner and Delaney Deane Laderbush and Barbara Deane (collectively, the "Debtor"), together with all costs, expenses and attorneys' fees incurred by the Park Owner in connection with the sale, and expressly for the purpose of foreclosing all rights of the Park Owner with respect to the Property, the Park Owner will sell at **PUBLIC AUCTION**:

On **Friday, October 16th at 1:00 PM, local time**, all of Debtors right, title and interest in and to the property, a 2007 Burlington Homes of Main, Burlington Special manufactured housing unit, 28' x 48' identified by serial number MDW-839-JG-AC, which is presently situated at and has a street address of 113 Pheasant Lane, Barrington, County of Strafford, State of New Hampshire. Debtor derives title pursuant to that certain deed recorded at Book 4084, Page 835 in the Strafford County Registry of Deeds ("SCRD"), as affected by that certain deed recorded at Book 4196, Page 754, and further affected by that certain collector's deed from the Town of Barrington (the "Town") recorded at Book 4684, Page 400, which interest was subsequently redeemed by Debtor as evidenced by deed recorded at Book 4706, Page 915. Title is further affected by that certain collector's deed recorded at Book 5207, Page 461, which, upon information and belief, the Debtor intends to redeem, and it is anticipated that a corresponding redemption deed will be recorded in the SCRD.

NOTICE

TO THE MORTGAGOR AND ALL INTERESTED PARTIES: YOU ARE HEREBY NOTIFIED THAT YOU HAVE THE RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE PROPERTY ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE, TO ENJOIN THE SCHEDULED FORECLOSURE SALE.

Liens and Encumbrances: The Property will be sold subject to all unpaid real estate taxes and other municipal assessments and liens therefore, whether or not of record, and all other liens, easements, rights and encumbrances of any and every nature which are or may be entitled to precedence over the Debtor.

No Warranties: The Property will be sold by the Park Owner and accepted by the successful bidder "AS IS", "WHERE IS" and with all faults. Except for warranties arising by operation of law, the conveyance of the Property will be made by the Park Owner and accepted by the successful bidder without any other express or implied warranties whatsoever. All risk or damage to the Property shall be assumed and borne by the successful bidder immediately after the close of the bidding.

Terms of Sale: **The sale is of the Manufactured Home only.** To qualify for a bid at the foreclosure sale, each interested person must present to the Park Owner or its agent prior to the commencement of the public auction the sum of twenty percent (20%) of the sales price, or One Thousand Five Hundred Dollars (\$1,500.00), whichever is less, in cash, by bank check, or by certified check. The successful bidder (the "Purchaser") shall be required to execute a memorandum of sale of

manufactured housing immediately after the conclusion of the public auction reflecting the purchase price of the Property (the "Purchase Price"). The balance of the Purchase Price shall be paid in full in cash or by certified check upon tender of the Foreclosure Deed within twenty-one (21) days of the sale date, time being of the essence.

To reside at the Cooperative, Purchaser must be approved for membership and enter into an occupancy agreement with the Cooperative. Otherwise, the Purchaser shall be required to remove the Property from the Cooperative. The Park Owner reserves the right to (i) cancel or continue the public auction to such subsequent date or dates as the Mortgagee may deem necessary or desirable; (ii) waive the reading of this notice or any portion thereof at the same provided that copies of said notice are made available to bidders at the sale; (iii) bid upon and purchase the Property at the public auction without producing any deposit; (iv) reject any and all bids for the Property in Mortgagee's sole discretion; (v) amend or change the terms of sale set forth herein by announcement, written or oral, made before or during the foreclosure sale and such change(s) or amendment(s) shall be binding on all bidders; and/or (vi) convey the Property to the next highest bidder should any successful bidder default.

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. FURTHER CONTACT INFORMATION FOR THE NEW HAMPSHIRE BANKING DEPARTMENT IS AS FOLLOWS:

New Hampshire Banking Department
53 Regional Drive, Suite 200
Concord, NH 03301
Tel No.: (603) 271-3561
Foreclosure Hotline: (800) 437-5991
Fax No.: (603) 271-1090
Email: nhbd@banking.nh.gov
Web Site: <https://www.nh.gov/banking/>

The Park Owner's principal place of business and mailing address is 73 Pheasant Lane, Barrington, NH 03825. The Park Owner's agent for service of process with respect to this foreclosure sale is Alexandra N. Brewer, Esquire, c/o Cleveland, Waters and Bass, P.A., Two Capital Plaza, 5th Floor, Concord NH, 03301, (603) 224-7761.

Further information concerning this sale may be obtained from the auctioneers, James R. St. Jean Auctioneers, Inc., 45 Exeter Road, P.O. Box 400, Epping, New Hampshire 03042, whose telephone number is (603) 734-4348.

Dated: August 31, 2026

Pepperidge Woods Cooperative, Inc.
By Its Attorneys
CLEVELAND, WATERS AND BASS, P.A.

By: Alexandra N. Brewer
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