

Notice of Mortgagee's Sale

By virtue of the power of sale contained in a mortgage given by Loudon Sand and Gravel, Inc., to Franklin Savings Bank (the "Bank"), for breach of the conditions contained in the mortgage and for the purpose of foreclosing the mortgage, the Bank will sell at public auction to the highest bidder the premises known as 612-644 Pembroke Street, Pembroke, Merrimack County, New Hampshire, being more particularly described in the mortgage as Tract 1 (the "Premises").

1. The Date, Time and Place of Sale. The sale shall take place on October 22, 2026, at 11:00 A.M., at the Premises.

2. Street, Town, and County of Premises. The Premises are located at 612-644 Pembroke Street, Pembroke, Merrimack County, New Hampshire.

3. The Book and Page of Recording of Mortgage. The mortgage is dated October 25, 2023, and is recorded at the Merrimack County Registry of Deeds at Book 3841, Page 336. The original mortgage is located at Franklin Savings Bank, 387 Central Street, Franklin, New Hampshire; copies may be inspected at the offices of Upton & Hatfield, LLP, 10 Centre Street, Concord, New Hampshire.

4. Terms of Sale. Any bidder must deposit \$50,000.00 in the form of a certified check or bank treasurer's check or other check satisfactory to the Bank 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 to pay the balance of the purchase price within forty-five calendar days from the sale date in the form of a wire transfer or certified check, bank treasurer's check, or other check satisfactory to the Bank. The Bank 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 Premises contained in the mortgage shall control in the event of an error in this publication.

5. Encumbrances. The Bank is selling its interest in the Premises 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 Bank as full liquidated damages or may be held on account of the damages actually suffered, as the Bank may elect. The Bank 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 Premises 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 Premises shall pass to, and be borne by, the successful bidder.

8. Notice to Mortgagor of 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.

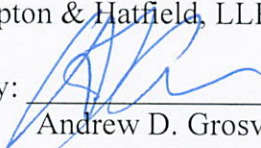
9. Right to Amend. The Bank reserves the right to amend this notice.

Dated: September 22, 2026

Franklin Savings Bank

By its attorneys,

Upton & Hatfield, LLP

By: 

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