

MORTGAGEE FORECLOSURE SALE OF

1 WALKER AVENUE, CONCORD, NEW HAMPSHIRE

Pursuant to a certain Mortgage from Brenda A. Egan ("Mortgagor") to The Charles Teas Revocable Trust dated December 16, 2016, recorded in the Merrimack County Registry of Deeds at Book 3540, Page 513 as assigned to G. Frank Teas, Trustee of The Teas Family Revocable Trust, P.O. Box 45, Nashua, New Hampshire 03061 by assignment dated February 21, 2024, recorded in the Merrimack County Registry of Deeds at Book 3849, Page 2084 ("Mortgage") and pursuant to New Hampshire RSA 479:25, G. Frank Teas, Trustee of The Teas Family Revocable Trust ("Mortgagee"), for breach of the conditions of the Mortgage and other loan documents secured thereby, shall foreclose upon and sell the real property and improvements thereon identified in the Mortgage at 1 Walker Avenue, Concord, New Hampshire at **PUBLIC AUCTION ON OCTOBER 13, 2026 AT 10:00 a.m., AT THE MORTGAGED PREMISES AT 1 WALKER AVENUE, CONCORD, NEW HAMPSHIRE.**

1. The Mortgaged Premises has a street address of 1 Walker Avenue, Concord, New Hampshire and is shown on the City of Concord Tax Maps as Map 583Z Lot 23. A description of the property is set forth in the Mortgage. The Auction will be conducted by John F. Bisson, Esquire, CRONIN BISSON & ZALINSKY, P.C., 722 Chestnut Street, Manchester, New Hampshire 03104 (603)624-4333.

2. The Mortgaged Premises will be conveyed "AS IS, WHERE IS AND WITH ALL FAULTS." Mortgagee makes no warranties or representations of any kind in connection with the Mortgaged Premises and/or any rights that may be conveyed with the Mortgaged Premises. In particular, and without limitation, Mortgagee makes no warranty or representation regarding the title to the Mortgaged Premises; the current status or performance of any leases; the accuracy of any statement as to the boundaries, acreage or frontage; the habitability of any structures; the condition of any wells or septic systems; the availability of any utilities, access, income potential, rental or income information; compliance of the Mortgaged Premises with applicable zoning or other land use laws or regulations; or the existence or non-existence of hazardous material, asbestos, radon, lead paint or other health hazards. All personal property and fixtures being sold (if any) shall be conveyed AS IS, WHERE IS AND WITH ALL FAULTS. MORTGAGEE EXPRESSLY DISCLAIMS ALL WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. MORTGAGEE EXPRESSLY DISCLAIMS ALL WARRANTIES REGARDING TITLE. The Mortgaged Premises will be sold subject to any and all unpaid real estate taxes, prior liens, tenancies and other encumbrances, whether or not of record, which may be entitled to priority over the Mortgage. Mortgagee is not responsible for the safekeeping of any personal property, either before or after the foreclosure auction. Risk of loss between the auction and closing shall be entirely on the successful bidder. Any warranty or representation made by any auctioneer or other person is not binding on the Mortgagee. Mortgagee is expressly not responsible for any security deposits not in its possession.

3. Only qualified bidders may register to bid. In order to register to bid, such bidder shall tender a deposit of cash, certified check or bank check, payable to the Mortgagee, in the amount of Five Thousand Dollars (\$5,000.00). In order to register to bid in a corporate capacity sufficient evidence of corporate authority to bid at the sale must first be demonstrated to the sole satisfaction of the

Mortgagee's attorney. The deposits tendered by unsuccessful bidders shall be endorsed over and returned at the conclusion of the foreclosure auction. The deposit tendered by the successful bidder ("Deposit") is non-refundable upon the lowering of the gavel.

4. The successful bidder shall be required to execute a Memorandum of Sale at the conclusion of the auction. Copies of the Memorandum of Sale can be obtained from the undersigned prior to the auction. If the successful bidder neglects or refuses, for any reason, to execute the Memorandum of Sale, the Deposit shall be retained by the Mortgagee. Closing shall occur within forty-five (45) days of the date of the auction. At Closing, the Mortgagee shall deliver its Foreclosure Deed and Affidavit of the acts undertaken by it pursuant to New Hampshire RSA 479:26, and the successful bidder shall pay the balance of the purchase price in cash, or by certified check or bank check, payable to Mortgagee. The successful bidder shall be fully responsible for payment of all applicable transfer taxes. There shall be no prorations of real estate taxes, transfer taxes, rents, fuel or any other item of expense or income. Failure of the successful bidder to close the sale, for any reason whatsoever, other than failure of Mortgagee to deliver its Foreclosure Deed and Affidavit, shall result in forfeiture of the Deposit, a suit for specific performance, and/or a suit for damages, in Mortgagee's discretion.

5. Mortgagee shall be responsible for the fee due the Auctioneer. The successful bidder shall be responsible for any real estate commission or finder's fee due any person assisting successful bidder and in no event shall Mortgagee be responsible for such fees or commissions.

6. Mortgagee hereby reserves the right to (i) cancel the sale; (ii) postpone the sale one or more times to a date certain by announcement made prior to or at the time of the sale without further public notice; (iii) bid on and purchase the Mortgaged Premises; (iv) reject any and all bids; (v) change the terms of sale stated in this notice by oral or written announcement made at any time before or during the auction sale and such changes shall be binding upon all bidders; and (vi) waive the reading of all or portions of the notice of the sale provided that copies of this notice are made available to bidders at the time and place of sale. The Mortgage Documents may be examined by any interested person at the offices of the undersigned.

7. Pursuant to RSA 479:25, the Mortgagor is notified as follows:

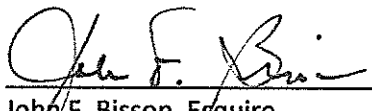
For information on getting help with housing and foreclosure issues please call the foreclosure information hotline at 1-800-437-5991. The hotline is a service of the New Hampshire banking department. There is no charge for this call. The contact information for the New Hampshire banking department is 53 Regional Drive, Suite 200, Concord, New Hampshire 03301, with an email address of nhbd@banking.nh.gov.

YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO PETITION THE SUPERIOR COURT FOR MERRIMACK COUNTY, 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 ITS AGENT CONDUCTING THE SALE SHALL

THEREAFTER BAR ANY ACTION OR RIGHT OF ACTION OF THE MORTGAGOR BASED ON THE VALIDITY OF THE FORECLOSURE.

Dated this 25th day of August, 2026.

The Teas Family Revocable Trust

By: 
John F. Bisson, Esquire
CRONIN BISSON & ZALINSKY, P.C.
722 Chestnut Street
Manchester, New Hampshire 03104