NOTICE OF MORTGAGEE'S SALE

By virtue of a statutory power of sale contained in a certain Mortgage Deed, Security Agreement, Assignment of Leases and Rents and Financing Statement given by **Michael N. Browner, Sr., Trustee of the Michael N. Browner Sr. Declaration of Trust - 2004 dated March 26, 2024** , with an address of 276 North Street, Somerset, MA 02726**,** to **WABAN Mortgage Co., LLC,** with a place of business at 601 High Street Suite 101, Dedham, MA 02026**,** said mortgage dated **March 26, 2024** and recorded with the Grafton County Registry of Deeds at **Book 4857, Page 299,** the present holder of said mortgage, pursuant to and in execution of said powers for breach of conditions of said mortgage deed, and for the purpose of foreclosing the same, will sell at

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the premises as conveyed by said mortgage deed to which reference may be made for a more particular description thereof. The sale will take place on **December 1, 2026** at **eleven o'clock in the forenoon (11:00 am),** said place of sale being located on the premises known as and stated in the mortgage deed as being **70 Star Ridge Road, Unit 27D, Thornton, NH 03285.**

Said premises will be sold subject to all unpaid taxes, betterment assessments, mortgages and all other liens which may be entitled to precedence over said mortgage.

TERMS: $10,000.00 cash, certified or bank check or other funds satisfactory to the mortgagee to be paid at time of sale, and the balance to be paid on delivery of deed on or before thirty (30) days from date of sale, otherwise deposit shall be deemed liquidated damages. The Mortgagee reserves the right to bid at the sale; to convey to the next highest bidder upon default of the successful bidder to complete the sale; to reject any and all bids; and to announce further terms at the time of sale. The successful bidder will be required to execute a memorandum of sale.

NOTICE TO MORTGAGOR: You are hereby notified that you have the 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.

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 New Hampshire Banking Department can be contacted at 53 Regional Dr., #200, Concord, NH 03301 at Tel. No. 603.271.3561 and email at nhbd@banking.nh.org.

WABAN MORTGAGE CO., LLC by its Attorneys,

Alexander S. Buchanan

Dated: October 14,2026

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