

## Legal Notice

### MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue of a Power of Sale contained in a certain mortgage given by **John Manning, Deana Manning** ("the Mortgagor(s)") to Mortgage Electronic Registration Systems, Inc., as nominee for Schaefer Mortgage Corporation, dated June 27, 2013 and recorded in the Hillsborough County Registry of Deeds in Book 8576, Page 2408, (the "Mortgage"), which mortgage is held by Federal National Mortgage Association, the present holder of said Mortgage, pursuant to and in execution of said power and for breach of conditions of said Mortgage and for the purposes of foreclosing the same will sell at:

Public Auction  
on  
July 19, 2023  
at  
12:00 PM

Said sale being located on the mortgaged premises and having a present address of 31 Garrison Drive, Bedford, Hillsborough County, New Hampshire. The premises are more particularly described in the Mortgage.

For mortgagor(s)' title see deed recorded with the Hillsborough County Registry of Deeds in Book 8576, Page 2406.

### NOTICE

PURSUANT TO NEW HAMPSHIRE RSA 479:25, 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.

The address of the mortgagee for service of process is Federal National Mortgage Association (Fannie Mae), Legal Department, Granite Park VII, 5600 Granite Parkway, Plano, TX 75024 and the name of the mortgagee's agent for service of process is R. Scott Luttrull.

You can contact the New Hampshire Banking Department by e-mail at [nhbd@banking.nh.gov](mailto:nhbd@banking.nh.gov). 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 Property will be sold subject to all unpaid real estate taxes and all other liens and encumbrances which may be entitled to precedence over the Mortgage. Notwithstanding any title information contained in this notice, the Mortgagee expressly disclaims any representations as to the state of the title to the Property involved as of the date of the notice of the date of sale. The property to be sold at the sale is "AS IS WHERE IS".

### TERMS OF SALE

A deposit of Five Thousand (\$5,000.00) Dollars in the form of a certified check or bank treasurer's check or other check satisfactory to Mortgagee's attorney 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 thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. 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 description of the premises contained in said mortgage shall control in the event of an error in this publication.

Dated at Newton, Massachusetts, on May 26, 2023.

Federal National Mortgage Association  
By its Attorney,  
Autumn Sarzana  
Harmon Law Offices, P.C.  
PO Box 610389  
Newton Highlands, MA 02461  
617-558-0500  
23857

(UL - June 2, 9, 16)

## Legal Notice

### MANCHESTER, NH ZONING BOARD OF ADJUSTMENT Thursday, June 8, 2023 - 6:00 PM

**Aldermanic Chambers, One City Hall Plaza, 3rd Floor, 6:00 PM**  
**1. 114 Mast Rd.** - Robyn Viktor, variance to construct a one-story addition for a bathroom. (Tabled from 5/11/23 ZBA Meeting)

**2. 357 Central St.** - Andrew Tine, Esq., reasonable accommodation or alternatively seeks a variance to convert a three-family dwelling to congregate housing use. (Postponed from 5/11/23 ZBA Meeting)

**3. 55-57 Manchester St.** - Amy Chhom, variance to convert commercial use of first floor to 5 dwelling units.

**4. 808 Brent St.** - Aaron Silvey, variance to construct a detached deck for above ground pool and maintain a front yard parking space.

**5. 1080 Ray St.** - Gary Fecteau, variance to construct a one-story addition.

**6. 265 Ashland St.** - Kara Bernard, variance to construct a one-story addition.

**7. 715 Lake Ave.** - Paul Manning, variance to construct a porch and maintain a ramp.

**8. 55 Dove Ln.** - David Skerry, variance to construct a shed.

**9. 359 Myrtle St.** - Brian George, variance to construct a shed.

**10. 298 Straw Rd.** - Roger Maurais, variance to construct a single family home where the primary entrance does not face the front lot line and create storage

area for a recreational vehicle.

**11. 69 Ridge Rd.** - Daniel Muller, Esq., variance to construct a shed and create a patio.

**12. 200 Brock St.** - Daniel Muller, Esq., variance to expand an existing non-conforming use by constructing a two-family dwelling and a three-family dwelling.

**13. 27 Myrtle St.** - Daniel Muller, Esq., variance to convert a one-family dwelling to a two-family dwelling and create two parking spaces.

**14. 209 Massabesic St.** - Bipinchandra Patel, variance to convert a one-family dwelling to a two-family dwelling.

**15. 249 Barrett St.** - Daniel Girard, variance to maintain and repave a parking space.

### Request for Rehearing

**16. 55 Edward J. Roy Dr.** - Roy Tilsley, Jr. Esq., requests a rehearing of case ZBA2023-011, appealing the decision of the ZBA denying the special exception to add drive-through service to a restaurant, gas station and convenience store use.

Robert G. Breault, ZBA Chairman  
Each case file is available on-line at [http://www.manchesternh.gov/Departments/Planning-and-Comm\\_Dev/Zoning-Board/Project-Applications](http://www.manchesternh.gov/Departments/Planning-and-Comm_Dev/Zoning-Board/Project-Applications). Or search for "Manchester NH ZBA Project Applications". The order of the agenda is subject to change on the call of the Chairman.  
(UL - June 2)

## Legal Notice

### NOTTINGHAM PLANNING BOARD Public Hearing Notice

Notice is hereby given that the Nottingham Planning Board will hold a Public Hearing on **Wednesday, June 14th, 2023, at 7:00 pm** to review a proposed Site Plan Application. The details are as follows.

**Case # 23-006 SIT Dow Retail Store - 255 Old Turnpike Rd**

Application from Viena Dow requesting change of use for a currently empty rental space to a retail store which will be selling up-cycled furniture, handcrafts, and vintage items. There will be a show room, work space, office, and storage areas. Crafting classes are planned to be held on site as well. This property is located at 255 Old Turnpike Road in Nottingham, NH, and is identified as Tax Map # 16, Lot # 7.

**Questions?** Alana Kenney,  
Land Use Clerk  
**Ph.:** (603) 734-4881

### E-mail:

[plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)  
**For materials pertaining to the hearing go to:**  
<http://www.nottingham-nh.gov/planning-board>

**THE PUBLIC IS WELCOME TO ATTEND**  
(UL - June 2)

## Legal Notice

### INVITATION TO BID RUBBISH REMOVAL & RECYCLING

Bath School District  
Haverhill Cooperative School District  
Piermont School District  
Warren School District

The above school districts are requesting sealed bids for rubbish removal for the contract years July 1, 2023 through June 30, 2026. Contact Steve Emerson, [semer@saau23.org](mailto:semer@saau23.org), 603-787-2113 ext. 125 for specifications. Bids are due 12:00 PM on Friday, June 16, 2023.

(UL - June 2, 9)

## Legal Notice

### THE STATE OF NEW HAMPSHIRE JUDICIAL BRANCH SUPERIOR COURT

Rockingham Superior Court  
Rockingham Cty Courthouse  
PO Box 1258  
Kingston NH 03848-1258

Telephone: 1-855-212-1234  
TTY/TDD Relay: (800) 735-2964  
<http://www.courts.state.nh.us>

**CITATION FOR PUBLICATION Superior Court Rule 4(d)**

Case Name: **Carrington Mortgage Services, LLC v The Heirs, Devisees, and Legal Representatives of Leonard Brown**  
Case Number: **218-2023-CV-00594**

The above entitled action is now pending in this Court. The original pleading is on file and may be examined by interested parties. The Court has issued an Order for Service by Publication on defendant(s) The Heirs, Devisees, and Legal Representatives of Leonard Brown.

### The Court ORDERS:

Carrington Mortgage Services, LLC shall give notice to The Heirs, Devisees, and Legal Representatives of Leonard Brown of this action by publishing a verified copy of this Citation for Publication once a week for three successive weeks in the Union Leader, a newspaper of general circulation. The last publication shall be on or before July 08, 2023.

### Also, ON OR BEFORE

**30 days after the last publication** - The Heirs, Devisees, and Legal Representatives of Leonard Brown shall electronically file an Appearance and Answer or other responsive pleading with this Court. A copy of the Appearance and Answer or other responsive pleading must be sent electronically to the party/parties listed below.

**July 29, 2023** - Carrington Mortgage Services, LLC shall electronically file the Return of Publication with this Court. Failure to do so may result in this action being dismissed without further notice.

**Notice to The Heirs, Devisees, and Legal Representatives of Leonard Brown:** If you are working with an attorney, they will guide you on the next steps. If you are going to represent yourself in this action, go to the court's website: [www.courts.state.nh.us](http://www.courts.state.nh.us), select the Electronic Services icon and then select the option for a self-represented party. Complete

the registration/log in process then select "I am filing into an existing case". Enter the case number above and click Next. Follow the instructions to complete your filing.

Once you have responded to the Complaint, you can access documents electronically filed through our Case Access Portal by going to <https://odtva.nhescourt.us/portal> and following the instructions in the User Guide. In that process you will register, validate your email, request access and approval to view your case. After your information is validated by the court, you will be able to view case information and documents filed in your case.

**If you do not comply with these requirements, you will be considered in default and the Court may issue orders that affect you without your input.**

Send copies to:  
Thomas J. Santolucito, ESQ,  
Harmon Law Offices PC, 150  
California Street, Newton MA  
02458

The Heirs, Devisees, and Legal Representatives of Leonard Brown,  
No Known Address

BY ORDER OF THE COURT  
May 24, 2023  
Jennifer M. Hagggar  
Clerk of Court

(126954)  
(UL - June 2, 9, 16)

## Legal Notice

### NOTICE OF FORECLOSURE SALE

Pursuant to a power of sale contained in a certain mortgage deed given by **CHRISTOPHER LACHANCE and MERSADIES ROBINSON** to HarborOne Mortgage, LLC, its successors or assigns, as lender, dated July 12, 2019, recorded in the Hillsborough County Registry of Deeds at Book 9188, Page 0262, assigned to New Hampshire Housing Finance Authority by assignment(s) recorded or to be recorded in said Registry and Loan Modification Agreement to New Hampshire Housing Finance Authority dated July 22, 2022, recorded in the Hillsborough County Registry of Deeds at Book 9650, Page 1772, said assignee, in execution of said power, for mortgage conditions broken, will sell on the mortgaged premises (339 North Bennington Road) in Bennington, Hillsborough County, New Hampshire, at

### PUBLIC AUCTION

on **July 12, 2023 at 10:00 A.M.** local time, all of said holder's right, title and interest in and to the real estate described in said mortgage deed.

This foreclosure sale will be made for the purpose of foreclosure of all rights of redemption of the said mortgagor(s) therein possessed by them and any and all persons, firms, corporations or agencies claiming by, from, or under them.

Said premises will be sold "as is" in all respects, including, but not limited to, the physical condition of the premises and the rights, if any, of any occupants of the premises.

To the mortgagor(s) and any and all persons, firms, corporations or others claiming by, from or under them: 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](mailto:nhbd@banking.nh.org).

**For Service of Process, Mortgagee's agent is Craig, Deachman & Associates, PLLC and address is 1662 Elm Street, Manchester New Hampshire 03101.**

Terms of sale will be Five Thousand Dollars (\$5,000.00) cash or certified check satisfactory to the said holder, to be paid at the time of the sale, and the balance to be paid on delivery of foreclosure deed within forty-five (45) days thereafter. The said holder reserves the right to waive any of the above terms at its discretion. The said holder reserves the right to cancel or postpone the sale to such subsequent dates as the holder may deem necessary or desirable.

**NEW HAMPSHIRE HOUSING FINANCE AUTHORITY**  
By Its Attorneys,  
**CRAIG, DEACHMAN & ASSOCIATES, PLLC**  
1662 Elm Street,  
Manchester, NH 03101  
(603) 665-9111  
May 23, 2023

(UL - May 26; June 2, 9)

## Legal Notice

### MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by **Michael R. Fanale and Patricia G. Fanale** (the "Mortgagor") to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Network, Inc., and now held by **Lakeview Loan Servicing, LLC** (the "Mortgagee"), said mortgage dated August 21, 2017, and recorded in the Grafton Registry of Deeds in Book 4306, Page 553, (the "Mortgage"), pursuant to and for breach of the conditions in said Mortgage and for the purpose of foreclosing the same will be sold at:

Public Auction on  
**June 29, 2023 at 12:00 PM**

Said sale to be held on the mortgaged premises hereinafter described and having a present address of 275 Streeter Woods Road, Dorchester, Grafton County,

NH 03266.

### NOTICE

PURSUANT TO NEW HAMPSHIRE RSA 479:25, 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.

The name and address of the mortgagee's agent for service of process is Corporation Service Company d/b/a Lawyers Incorporating Service, 10 Ferry Street, Suite 313, Concord, NH 03301. 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. You can contact the New Hampshire Banking Department by e-mail at [nhbd@banking.nh.gov](mailto:nhbd@banking.nh.gov).

The Property will be sold subject to all unpaid real estate taxes and all other liens and encumbrances, which may be entitled to precedence over the Mortgage. Notwithstanding any title information contained in this notice, the Mortgagee expressly disclaims any representations as to the state of the title to the Property involved as of the date of the notice of the date of sale. The property to be sold at the sale is "AS IS WHERE IS".

### TERMS OF SALE

A deposit of Five Thousand (\$5,000.00) Dollars in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney 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 thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. 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.

Dated at Pawtucket, Rhode Island, on May 12, 2023.

Lakeview Loan Servicing, LLC  
By its Attorney,  
Jeffrey J. Hardiman  
Brock & Scott, PLLC  
1080 Main Street, Suite 200  
Pawtucket, RI 02860

(UL - May 19, 26; June 2)

### Public Notices... Your right to know

Read them in  
**New Hampshire Union Leader**  
and  
**New Hampshire Sunday News**  
and online at  
[www.unionleader.com](http://www.unionleader.com)

## Legal Notice

"Hear ye hear ye! Notice is hereby given that Dustin Warren Peterson, a private American National makes a claim to the equitable right, title, and interest to the account number 214-2023-CV-00010 held at the Coos County Superior Court (account herein). If any person claims to have a superior claim to the rights, title, and interest of this account they are ordered to present their prima facie claim under their full personal commercial liability under sworn affidavit stating they have a superior claim. All claims must be directed to Severin R.S. DeWitt, Notary Public, PO Box 02, Littleton, New Hampshire, 03561"

(UL - May 19, 26; June 2)

## Legal Notice

### MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by **Christopher C. Whitcher and Erica S. Whitcher** (the "Mortgagor") to Wells Fargo Bank, N.A. and now held by **US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust** (the "Mortgagee"), said mortgage dated August 24, 2007, and recorded with the Belknap County Registry of Deeds in Book 2436 at Page 0291 (the "Mortgage"), pursuant to and for breach of the conditions in said Mortgage and for the purpose of foreclosing the same will be sold at:

Public Auction  
On  
August 03, 2023 at 11:00 AM

Said sale to be held on the mortgaged premises described in said mortgage and having a present address of 114 Waukewan Street, Meredith, Belknap County, New Hampshire.

### NOTICE

PURSUANT TO NEW HAMPSHIRE RSA 479:25, 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.

YOU ARE ALSO NOTIFIED THAT THE ADDRESS OF THE MORTGAGEE FOR SERVICE OF PROCESS IS: 800 NICOLLET MALL, MINNEAPOLIS, MN 55402  
THE NAME OF THE MORTGAGEE'S AGENT FOR SERVICE OF PROCESS IS: MORTGAGE SERVICE OPERATIONS.

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, NH 03301, with an email address of [nhbd@banking.nh.gov](mailto:nhbd@banking.nh.gov).

The Property will be sold subject to all unpaid real estate taxes and all other liens and encumbrances, which may be entitled to precedence over the Mortgage. Notwithstanding any title information contained in this notice, the Mortgagee expressly disclaims any representations as to the state of the title to the Property involved as of the date of the notice of the date of sale. The property to be sold at the sale is "AS IS WHERE IS".

### TERMS OF SALE

A deposit of Five Thousand (\$5,000.00) Dollars in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney 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 sixty (60) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. 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.

Dated at Farmington, CT on May 30, 2023

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust

By its Attorney,  
/s/ Mark Lamper  
Mark H. Lamper, Esq.  
Bendett & McHugh, P.C.  
270 Farmington Avenue, Ste. 151  
Farmington, CT 06032  
(860) 677-2868

(UL - June 2, 9, 16)

## Legal Notice

The Bridgewater Planning Board will hold a meeting on **Tuesday, June 20th, 2023 at 7PM** at the Bridgewater Town Hall at 297 Mayhew Turnpike in Bridgewater, NH for a site plan review of Newfound Country Store and a lot line adjustment located at 2808 Dick Brown Rd., Tax map 401 lots 21 and 22.

(UL - June 2)

## Legal Notice

### MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by **Derek W. Adair a/k/a Derek Adair married and Kimberly Adair a non-borrower** (the "Mortgagor") to Mortgage Electronic Registration Systems, Inc. as nominee for Green Tree Servicing LLC, and now held by **Federal National Mortgage Association** (the "Mortgagee"), said mortgage dated February 27, 2014, and recorded in the Hillsborough Registry of Deeds in Book 8644, Page 2797, (the "Mortgage"), pursuant to and for breach of the conditions in said Mortgage and for the purpose of foreclosing the same will be sold at:

Public Auction on  
**July 5, 2023 at 11:00 AM**

Said sale to be held on the mortgaged premises hereinafter described and having a present address of 111 Coburn Ave Unit 20, Nashua, Hillsborough County, NH 03063.

### NOTICE

PURSUANT TO NEW HAMPSHIRE RSA 479:25, 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.

The name and address of the mortgagee's agent for service of process is C T Corporation System, 2 1/2 Beacon Street, Concord, NH 03301. 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. You can contact the New Hampshire Banking Department by e-mail at [nhbd@banking.nh.gov](mailto:nhbd@banking.nh.gov).

The Property will be sold subject to all unpaid real estate taxes and all other liens and encumbrances, which may be entitled to precedence over the Mortgage. Notwithstanding any title information contained in this notice, the Mortgagee expressly disclaims any representations as to the state of the title to the Property involved as of the date of the notice of the date of sale. The property to be sold at the sale is "AS IS WHERE IS".

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Dated at Pawtucket, Rhode Island, on May 17, 2023.

Federal National Mortgage Association  
By its Attorney,  
Jeffrey J. Hardiman

Brock & Scott, PLLC  
1080 Main Street, Suite 200  
Pawtucket, RI 02860

(UL - June 2, 9, 16)

## Legal Notice

### PUBLIC NOTICE

The Town of Hampstead, New Hampshire is seeking sealed proposals for Partial Lot Clearing

Proposals will be accepted until 4:00 PM on Monday, June 12, 2023, at the Selectmen's Office, 11 Main Street, Hampstead, NH.

Specifications may be obtained from the Selectmen's Office during normal working hours, which are 8:00 a.m. to 4:00 p.m. Monday - Thursday and 8:00 a.m. - noon on Fridays or viewed on the Town's website: [www.hampsteadnh.us](http://www.hampsteadnh.us).

(UL - June 2)

## Legal Notice

### MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY