Legal Notice

PUBLIC NOTICE PUBLIC HEARING Competitive / Noncompetitive Market Determination **Medical Professional Liability Insurance** for Physicians, Surgeons, and Hospitals Docket No.: Ins 23-030-AP

Pursuant to the provisions of RSA 400-A:17 and RSA 412:13, the New Hampshire Insurance Department will hold a public hearing to determine whether or not a competitive market exists in the State as it relates to medical professional liability insurance for physicians, surgeons and hospitals.

The public hearing shall be held on:

October 24, 2023 10:00 a.m. at the New Hampshire Insurance Department Conference Room 274 21 South Fruit Street, Suite 14 Concord, NH 03301 Please use the center trance of the Walker Building and follow the signs to room

The New Hampshire Insurance Department invites all interested parties with a pecuniary interest in the sale or purchase of medical professional liability insurance for physicians, surgeons, and hospitals, including but not limited to insurance producers, insurers and all persons purchasing coverage, to participate in the public hearing. Persons who participate in the hearing may testify and offer oral and/or written testimony (UL - Oct. 16, 19, 25, 27)

Going Online? More notices at www.unionleader.com

Legal Notice

Town of Litchfield PUBLIC HEARING NOTICE

The Litchfield Board of Selectmen will hold a public hearing on Monday, November 13th beginning at 6:30 P.M. at the Town Office Conference Room, for the purpose of considering a policy covering Metal Detection on Town Land except for Town-owned property if the site is a "historic property," as defined by **RSA 227-C:1, VI** where detection will be prohibited. The Board will also consider adopting a process of approval which will cover said Metal Detec-tion activities. Residents wishing to speak on this matter are invited to attend or residents may send comments by email to: kkleiner @litchfiednh.gov or mail to Town of Litchfield, Kim Kleiner, Town Administrator, 2 Liberty Way, Litchfield, NH 03052.

Legal Notice

(UL - Oct. 27)

MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue of a Power of Sale contained in a certain mortgage given by **Leonard Brown** ("the Mortgagor(s)") to Financial Freedom Senior Funding Corporation, a subsidiary of Indy Mac Bank, F.S.B., dated February 1, 2007 and recorded in the Rockingham County Registry of Deeds in Book 4767, Page 1561 and as affected by a judgment dated September 7. 2023 and recorded with said Registry on September 20, 2023, in Book No. 6507, at Page 2583, (the "Mortgage"), which mortgage is held by Carrington Mortgage Services, LLC, the present holder of said Mortgage, pursuant to and is held by 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 November 24, 2023

1:00 PM

Said sale being located on the mortgaged premises and having a present address of 48 Whittier Street, Newton, Rockingham County, New Hampshire. The premises are more particularly described in the Mortgage.

For mortgagor's(s') title see deed recorded with the Rockingham County Registry of Deeds in Book 3149, Page 293. NOTICE

PURSUANT TO NEW HAMP-SHIRE RSA 479:25, YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORT-GAGED PREMISES ARE SITU-ATED, 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 14 Centre Street, Concord, NH 03301 and the name of the mortgagee's agent for service of process is Lawyers Incorporating Service.

You can contact the New Hampshire Banking Department by e-mail at 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 October 6, 2023. Carrington Mortgage Services, LLC

By its Attorney, Nicholas J Danforth Harmon Law Offices, P.C. PO Box 610389 Newton Highlands, MA 02461 617-558-0500

23421

(UL - Oct. 13, 20, 27)

Legal Notice

ClearGage LLC, with a principal place of business at 5401 W Kennedy Blvd, Ste 100, Tampa FL 33609 hereby gives notice that as of 10/25/2023 it has ceased conducting business as a Small Loan Lender in New Hampshire and has surrendered its license to the New Hampshire Bank Commissioner. For information about pending transactions, contact Jason Aubrey at 5401 W Kennedy Blvd, Ste 100, Tampa FL 33609 and 800.236.3206. (UL - Oct. 27; Nov. 3)

Legal Notice

NOTTINGHAM **PLANNING BOARD**

Public Hearing Notice Notice is hereby given that the Nottingham Planning Board will hold a Public Hearing on **Wednes**day, November 8, 2023 at 7:00 pm to consider the case below. Case # 23-009 SUB White -59 White's Grove Rd

Application from Scott Boudreau Of Boudreau Land Surveying on behalf of Jonathan White requesting Planning Board approval of a 2-Lot Residential Subdivision. The property is located at 59 White's Grove Road in Nottingham, NH and is identified as Tax

Map # 63, Lot # 47-5. **Questions?** Contact

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

plan.zone@nottingham-NH.gov
For materials pertaining to the hearing go to:

http://www.nottingham-nh.gov/

planning-board
THE HEARING WILL BE HELD AT THE TOWN OFFICES CONFERENCE ROOM #1 THE PUBLIC IS WELCOME TO ATTEND

(UL - Oct. 27)

Legal Notice

MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue of a Power of Sale contained in a certain mortgage given by **Arlene J. Barbour** ("the Mortgagor(s)") to Mortgage Electronic Registration Systems, Inc., as nominee for Proficio Mortgage Ventures, LLC, dated November 4 2013 and recorded in the Carroll County Registry of Deeds in Book 3117, Page 365 and as affected by a judgment dated September 15, 2023 and recorded with said Registry on October 2, 2023, in Book No. 3741, at Page 1095, (the "Mortgage"), which mortgage is held by Carrington Mortgage Services, LLC, 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 November 30, 2023

at 1:00 PM

Said sale being located on the mortgaged premises and having a present address of 60 Brookside Avenue, Albany, Carroll County, New Hampshire. The premises are more particularly described in the Mortgage.

For mortgagor's(s') title see deed recorded with the Carroll County Registry of Deeds in Book 1161, Page 225

NOTICE PURSUANT TO NEW HAMP-SHIRE RSA 479:25, YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORT-GAGED PREMISES ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE TO ENJOIN THE SCHEDULED FORECLOSURE

The address of the mortgagee for service of process is 14 Centre Street, Concord, NH 03301 and the name of the mortgagee's agent for service of process is Lawyers Incorporating Service.

You can contact the New Hampshire Banking Department by e-mail at 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 October 13, 2023.

Carrington Mortgage Services, LLC By its Attorney, Nicholas J Danforth Harmon Law Offices, P.C. PO Box 610389 Newton Highlands, MA 02461 617-558-0500 23759

(UL - Oct. 20, 27; Nov. 3)

Legal Notice

MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue of a Power of Sale contained in a certain mortgage given by **Geoffrey C. Osborne** ("the Mortgagor(s)") to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Equity Partners, LLC, dated July 30, 2021 and recorded in the Hillsborough County Registry of Deeds in Book 9506, Page 1574, as modified by a certain modification agreement dated April 7, 2023, and recorded with said Hillsborough County Registry of Deeds in Book 9717, Page 418, (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

> Public Auction on December 13, 2023

11:00 AM Said sale being located on the mortgaged premises and having a present address of 5 Jade Road, Merrimack, Hillsborough County, New Hampshire. The premises are more particularly described in the

Mortgage. For mortgagor's(s') title see deed recorded with the Hillsborough County Registry of Deeds in Book 9506, Page 1572. NOTICE

PURSUANT TO NEW HAMP-SHIRE RSA 479:25, YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORT-GAGED PREMISES ARE SITU-ATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE TO ENJOIN THE SCHEDULED FORECLOSURE

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

You can contact the New Hampshire Banking Department by e-mail at 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 October 19, 2023.

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

(UL - Oct. 27; Nov. 3, 10)

Legal Notice

MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Judith

Kline (the "Mortgagor") to MetLife Home Loans, a Division of MetLife Bank, N.A., and now held by Mortgage Assets Management, LLC (the "Mortgagee"), said mort-gage dated September 23, 2010, gage dated September 23, 2010, and recorded in the Rockingham Registry of Deeds in Book 5152, Page 0044, (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 December 11, 2023 at 12:00 PM

Said sale to be held on the mortgaged premises hereinafter described and having a present address of 8 Aspen Way, North Hampton, Rockingham County, NH 03862.

NOTICE

PURSUANT TO NEW HAMP-SHIRE RSA 479:25, YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORT-GAGED PREMISES ARE SITU-ATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE TO ENJOIN THE SCHEDULED FORECLOSURE

The name and address of the mortgagee's agent for service of process is Capitol Corporate Services, Inc., 1 Old Loudon Road, 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. 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 ti-tle 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 Farmington, Connecticut, on October 25, 2023.

Mortgage Assets Management, LLC By its Attorney, Bozena Wysocki Brock & Scott, PLLC 270 Farmington Avenue, Suite 151 Farmington, CT 06032

Legal Notice

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Gerald F. Crete and Martha J. Laramee to Bank of America, NA, dated February 13, 2008 and recorded with the Hillsborough County Registry of Deeds in Book 7956, Page 759, as affected by a judgment recorded in said registry of deeds in book 9158 page 2783, of which mortgage U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust is the present holder by assignment, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at
22 Old Coach Road, Hudson,
Hillsborough County, New
Hampshire will be sold at a Public
Auction at 2:00 PM on November **17, 2023,** being the premises described in the mortgage as amended by Said Judgment to which reference is made for a

more particular description thereof. Said public auction will occur on the Mortgaged Premises. For mortgagor's title, see deed

recorded with the Hillsborough County Registry of Deeds in Book 6481, Page 136.

The property will be sold subject to the redemption rights in favor of the Internal Revenue Service by virtue of Notice of Federal Tax Lien recorded in Hillsborough County Registry of Deeds in Book 8834, Page 877 and Book 8944, Page 1477.

NOTICE TO THE MORTGA-

GOR AND ALL INTERESTED PAR-TIES: YOU ARE HEREBY NOTI-FIED THAT YOU HAVE A RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREM-ISES ARE SITUATED, WITH SERVICE UPON THE MORTGA-GEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE, TO ENJOIN THE SCHEDULED FORE-CLOSURE SALE.

THE AGENTS FOR SERVICE OF PROCESS ARE:

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDI-VIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, 300 East Delaware Avenue, 8th Floor, Wilmington, DE 19809 (Mortgagee) SELENE FINANCE, LP, C/O

Corporation Service Company, 10 Ferry Street, Concord, NH 03301 (Mortgagee Servicer)

You can contact the New Hampshire Banking Department at 53 Regional Drive #200, Concord, NH 03301 Tel (603) 271-3561 and by email at nhbd

@banking.nh.gov FOR INFORMATION ON GET-TING HELP WITH HOUSING AND FORECLOSURE ISSUES, PLEASE CALL THE FORECLOSURE IN-FORMATION HOTLINE 800-437-5991. THE HOTLINE IS A SERVICE OF THE NEW HAMP-SHIRE BANKING DEPARTMENT. THERE IS NO CHARGE FOR THIS

LIENS AND ENCUMBRAN-CES: The Mortgaged Premises shall be sold subject to any and all easements, unpaid taxes, liens, encumbrances and rights, title and interests of third persons of any and every nature whatsoever which are or may be entitled to precedence over the Mortgage. NO WARRANTIES: The Mort-

gaged Premises shall be sold by the Mortgagee and accepted by the successful bidder "AS IS" AND "WHERE IS" and with all faults. Except for warranties arising by operation of law, if any, the conveyance of the Mortgaged Premises will be made by the Mortgagee and accepted by the successful bidder without any express or implied warranties whatsoever, including, without limitation, any representations or warranties with respect to title, possession, permits, approvals, recitation of acreage, hazardous materials and physical condition. All risk of loss or damage to the Mortgaged Premises shall be assumed and borne by the successful bidder immediately after the close of bidding.

TERMS OF SALE: To qualify to

bid, bidders must register to bid and present to the Mortgagee or its agent the sum of Five Thou-sand Dollars and 00/100 (\$5,000.00) by certified check or other form of payment acceptable to the Mortgagee or its agent prior to the commencement of the public auction. The balance of the purchase price must be paid in full by the successful bidder by certified check within thirty (30) days from the date of the public auction, or on delivery of the foreclosure deed, at the option of Mortgagee. The deposits placed by unsuccessful bidders shall be returned to those bidders at the conclusion of the public auction. The successful bidder shall execute a Memorandum of Foreclosure Sale immediately after the close of bidding. If the successful bidder fails to complete the purchase of the Mortgaged Premises, the Mortgagee may, at its option, retain the deposit as

liquidated damages.

RESERVATION OF RIGHTS: The Mortgagee reserves the right to (i) cancel or continue the foreclosure sale to such subsequent date or dates as the Mortgagee may deem necessary or desirable, (ii) bid upon and pur-chase the Mortgaged Premises at the foreclosure sale, (iii) reject any and all bids for the Mortgaged Premises and (iv) amend or change the terms of sale set forth herein by announcement, written or oral, made before or during the foreclo-sure sale. Such change(s) or amendment(s) shall be binding on all bidders.

Other terms to be announced at sale.

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust Present holder of said mortgage,

by its Attorneys Korde & Associates, P.C. 900 Chelmsford Street, Suite 3102 Lowell, MA 01851

(978) 256-1500 SLE 23-042757 Crete

Legal Notice

THE STATE OF NEW HAMPSHIRE JUDICIAL BRANCH

SUPERIOR COURT Grafton Superior Court 3785 Dartmouth College Highway North Haverhill NH 03774 Telephone: 1-855-212-1234 TTY/TDD Relay: (800) 735-2964

http://www.courts.state.nh.us
CITATION FOR PUBLICATION COMPLAINT TO QUIET TITLE Superior Court Rule 4(d)

Case Name: Charlene Getman v The Estate of David Ames and His Heirs, Successors and Assigns, and all other persons claiming any interest by, through or under any of them in the real estate subject to this Petition Case Number:

215-2023-CV-00252

Date Complaint Filed: September 26, 2023 A Complaint to Quiet Title to a

certain tract of land with any attached buildings located in Campton, in the State of New Hampshire has been filed with this court. The property is described as follows: **95** Ames Road, Campton NH consisting of 3 acres. Recorded at Book 337, Page 352 Grafton County Registry Deeds

The Court ORDERS:

Charlene Getman shall give notice to The Estate of David Ames and His Heirs, Successors and Assigns, and all other persons claiming any interest 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 November 20, 2023.

Also, ON OR BEFORE 30 days after the last publi**cation** - The Estate of David Ames and His Heirs, Successors and Assigns, and all other persons claiming any interest shall electronically file an Appearance and Answer or 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.

December 11, 2023 - Char-

lene Getman 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 Estate David Ames and His Heirs.

Successors and Assigns, and all other persons claiming any interest: 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.co urts.state.nh.us, select the Elec-tronic Services icon and then select the option for a self represented party. Complete the registration/log in process then select 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 to https://odypa.nhecourt <u>.us/portal</u> and following the in-structions 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: Howard Bruce Myers, ESQ, Myers Associates PLLC, 18 Bank St, 2nd Fl, Lebanon NH 03766

The Estate of David Ames and His Heirs, Successors and Assigns, and all other persons claiming any interest, Unknown, Unknown NH 03223

BY ORDER OF THE COURT October 06, 2023 Viktoriya A. Kovalenko Clerk of Court

(126954)
STATE OF NEW HAMPSHIRE GRAFTON COUNTY, SS SUPERIOR COURT Docket No. 215-2023-CV-00252 Charlene Getman 95 Ames Road, Campton, NH 03223

The estate of David Ames and his heirs, successors, and assigns, and all other persons, claiming any interest by, through or under any of them in the real estate subject to this Petition PETITION TO QUIET TITLE

NOW COME Petitioner, Charlene Getman, by and through her attorneys ColeMyers, PLLC, and pursuant to N. H. R.S.A. § 498:5-a and NH R.S.A. § 498:5-b hereby petitions this Court for an order quieting title to a certain parcel of real property located at 95 Ames Road Canaan, N.H. and decreeing that title is properly vested in

Charlene Getman.

IN SUPPORT OF this Petition Quiet Title, Petitioner states as

1. The petitioner Charlene Getman ("Getman ") is an individ-ual with an address of 95 Ames

Road, Campton, NH 03223. 2. Defendant is the Estate of David Ames ("Ames Estate") and the unknown heirs, successors,

and assigns of David Ames.
3. The Real Property in question, 95 Ames Road, Campton, NH ("Property") is described in the Town of Campton, Real Estate Tax records as consisting of 3 acres. The record owner is listed as the

"Heirs of David Ames."
4. The Property was originally deeded to David Ames by a Deed from Susan Taylor dated December 22, 1874 and recorded at Book 337, Page 352 of the Grafton County Registry of Deeds. That is the last recorded deed relating to the Property. (See Exhibit A attached hereto)

5. David Ames died without a will on a date which is unknown to the Petitioner. Subsequent to the death of David Ames, Robert Ames, Petitioner's grandfather on her mother's side, took possession of the Property. Robert Ames died in the early 1960's without a will. Robet had four children, Lorraine (Petitioner's mother) Marjorie, Carole, and Laurence all of whom are currently deceased. All the children of Marjorie, and Laurence are deceased. Carole had no children. Lorraine had two children, the petitioner and her brother Barry Wayne Downing who currently resides at 1292 Province Lake,

Effingham. NH 03882. 6. Petitioner's father and mother built the residence which currently exists on the Property. Both died without wills.

7. Petitioner has lived at the Property since 1973 and since that time, has paid all real estate taxes assessed against the Real Property as well as all maintenance and other expenses

related to the Real Property. 8. Charlene Getman has lived at the Real Property continuously, adversely and uninterrupted from 1973 to the present, a period of fifty (50) years. No one, including her brother, Barry Wayne Downing has ever contested either Petitioner's ownership or her right to live there. Accordingly, Petitioner is entitled to claim sole ownership of the Real Property pursuant the doctrine of Adverse Posses-

sion.

WHEREFORE, Petitioner respectfully requests that this Honorable Court grant the following

A) Find that any interest of David Ames and his heirs, successors, and assigns, and all other persons, claiming any interest by, through or under any of them, in the Subject Property be extinguished;

B) Enter a Decree vesting sole title to the Property in the Petitioner, Charlene Getman.

C. Gant such other relief as may be just, equitable, and appropriate. Dated at City of Lebanon, County of Grafton, State of New Hampshire this 26th day of Sep-

tember 2023. Respectfully submitted, Charlene Getman, by her attorneys Cole Myers, PLLC By: <u>/s/ Howard B.Myers</u> Howard B. Myers (Bar No. 1857)

ColeMyers, PLLC 18 Bank Street Lebanon, NH 03766 Ph: 603-448-6300

howard@colemyers.law (UL - Oct. 13, 20, 27)