

## Legal Notice

### ZONING BOARD OF ADJUSTMENT PUBLIC HEARING NOTICE

Notice is hereby given that the Nottingham Zoning Board of Adjustment will hold a Public Hearing on **Tuesday, February 21st, 2023 at 7:00 pm** to consider the case below.

#### Public Hearing

**Case # 23-001 VA Moran - 20 Sunrise Lane**

Application from Shane Norton / Norton Construction LLC, requesting a variance from Article II, Section C. 3. (a) of the Nottingham Zoning Ordinance to permit the building of an addition to the second floor of an existing two floor home with a proposed 2nd floor 14 feet from the side property setback where a 20 foot setback is required in a residential zone. The property is located at 20 Sunrise Lane in Nottingham, NH and is identified as Tax Map #1, Lot # 25.

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

**E-mail:**  
plan.zone@nottingham-nh.gov

**Mail:** PO Box 114,  
Nottingham, NH 03290

**Materials pertaining to the Public Hearing(s) can be found at:**

<http://www.nottingham-nh.gov/zoning-board-adjustment>

(UL - Feb. 3)

**Going Online?**  
More notices at [www.unionleader.com](http://www.unionleader.com)

## Legal Notice

### Notice INVITATION TO BID

#### Kearsarge Regional School District Food Service Management

The Kearsarge Regional School District is requesting proposals from Food Service Management Companies. Specifications are posted on our website at [www.kearsarge.org](http://www.kearsarge.org). Sealed proposals, plainly marked, must be received on or before 3:00 PM, March 30, 2023. SAU#65 Kearsarge Regional School District, 114 Cougar Court, New London, NH 03257, Larry LeBoeuf, Business Administrator. Proposals submitted by facsimile or electronic mail will not be considered. **There will be a mandatory pre-bid meeting held on Thursday, February 23, 2023 at 10:00 AM at the SAU Office**, 114 Cougar Court, New London, NH 03257 Questions- contact Larry LeBoeuf, Business Administrator, 603-526-9177. (UL - Feb. 3)

## Legal Notice

### MANCHESTER, NH ZONING BOARD OF ADJUSTMENT

#### Thursday, February 9, 2023 - 6:00 PM

#### Aldermanic Chambers, One City Hall Plaza, 3rd Floor, 6:00 PM

#### 1. 28 Lady Slipper Ln. - Alexander Chard, variance to construct a one-story addition.

#### 2. 68 N. Adams St. - Nick Want, variance to construct a third floor dormer.

#### 3. 1425 Belmont St. - Adam Schmidt, variance to construct an addition for an accessory dwelling unit

#### 4. 235-237 Harvard St. - Nhieu Dinh, variance to construct egress stairs and maintain driveway width.

Robert G. Breault, ZBA Chairman

Each case file is available on-line at [http://www.manchester-nh.gov/Departments/Planning-and-Comm\\_Dev/Zoning-Board/Project-Applications](http://www.manchester-nh.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 - Feb. 3)

## Legal Notice

### BOARD OF ADJUSTMENT TOWN OF PELHAM, NEW HAMPSHIRE

#### LEGAL NOTICE OF HEARING

Notice is hereby given that a hearing will be held Monday, February 13, 2023 at 7:00 p.m. at the Pelham Town Hall, 6 Village Green, Pelham, NH 03076 to hear the following petition(s):

#### 202023-00003 - Pawtucket Road Land Holding, LLC - 32 A & B Valley Hill Road - Map 6 Lot 4-175-1 - APPEAL FROM AN ADMINISTRATIVE DECISION

concerning: Article VII Wetland Conservation District, Section 307-39 Permitted Uses, of the Zoning Ordinance and the Code Compliance Official's Notice of Violation and Cease and Desist Order dated December 7, 2022 which states the owner filed in 2 jurisdictional wetlands and removed the 50 foot buffers.

#### 202023-00004 - SLAVIN, Carol A. 2013 Revocable Trust - 27 Balcom Road - Map 15 Lot 8-66 - Seeking a Variance concerning: Article III Sections 307-12, Table 1 & 307-13(A) of the Zoning Ordinance to permit a subdivision of applicant's existing lot containing approximately 1.58 acres into 2 lots, one lot with an existing house containing approx. 0.79 acres where 1 acre is required, and one lot proposed for new construction containing approx. 0.78 acres where 1 acre is required.

#### 202023-00018 - 16 SPRINGDALE LANE REALTY TRUST - 16 Springdale Lane and an unaddressed lot - Map 23 Lots 11-343 & 11-344 - RE-HEARING

- Seeking a Variance concerning: Article III Section(s) 307-8C, 307-12, 307-12 Table of Dimensional Requirements, 307-13, 307-14 & Article VII Section(s) 307-37, 307-39, 307-40 of the Zoning Ordinance to permit construction of a replacement single family dwelling on Map 23 Lot 11-343 where this property is approximately 4,625 +/- sf. is size with the new home proposed 3' off the western lot line, 10' from the Springdale Lane ROW, a 12'

easterly sideline and 44' from the pond, with a proposed deck 36' off the pond, and to allow construction of a detached garage on Map 23 Lot 11-344 with the structure proposed to have a 15' westerly side lot line setback, 25' rear lot line setback, 8' to the easterly side lot line and 18' from the Springdale Lane ROW on a lot of approximately 4,342 sf. in size. Both of these lots have 0' of frontage on a Town road where a minimum lot size of 1 acre and a minimum of 200' of frontage, with a minimum front setback of 30' and a 15' side/rear setback and a 50' lake side setback is required in the Residential District.

#### 202023-00006 - SHRESH REALTY TRUST, Patel, Trst Avani & Jinalben - 11 Bridge Street - Map 41 Lot 6-124 - Seeking a Variance concerning: Article III Section: 307-8(c) of the Zoning Ordinance to permit: the expansion of an existing building on a lot in the Industrial Zone that has less than the required 87,120 square feet. The lot has 63,340 square feet. The purpose of the expansion is to add storage space for the storage of dry goods for sale.

(UL - Feb. 3)

## 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 **David C. Horton** (the "Mortgagor") to Mortgage Electronic Registration Systems, Inc. as nominee for LeaderOne Financial Corporation, and now held by **Lakeview Loan Servicing, LLC** (the "Mortgagee"), said mortgage dated October 9, 2018, and recorded in the Stratford Registry of Deeds in Book 4607, Page 497, (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 **March 3, 2023 at 12:00 PM**

Said sale to be held on the mortgaged premises hereinafter described and having a present address of 11 Farrington St, Rochester, Strafford County, NH 03867.

#### 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 January 9, 2023.

Lakeview Loan Servicing, LLC

By its Attorney,  
Jeffrey J. Hardiman  
Brock & Scott, PLLC

1080 Main Street, Suite 200  
Pawtucket, RI 02860

(UL - Jan. 20, 27; Feb. 3)

## Legal Notice

### THE STATE OF NEW HAMPSHIRE JUDICIAL BRANCH NH CIRCUIT COURT

10th Circuit - Probate Division - Brentwood

PO Box 789

Kingston NH 03848-0789

Telephone: 1-855-212-1234

TTY/TDD Relay: (800) 735-2964

<https://www.courts.nh.gov>

#### CITATION BY PUBLICATION

Case Name: **Estate of Malcolm Robert Moore Bradsher**

Case Number: **318-2022-ET-01580**

To all persons interested in the Estate of **Malcolm Robert Moore Bradsher late of South Hampton, NH.**

Bradsher, Malcolm Robert Moore, late of South Hampton, NH. Timothy Michael Sullivan, ESQ, Robinson, Boesch, Sennott & Daly, P.A. 195 New Hampshire Ave, Ste 255 Portsmouth, NH 03801. #318-2022-ET-01580.

A Decree Nisi has been entered on Motion to Authorize Continuation of Decedent's Business Pursuant to RSA 553:30

regarding M. Bradsher Co., Inc., located in Epping, New Hampshire. A hearing is scheduled for March 27, 2023 at 10:00 a.m. For more information regarding this hearing, please call 1-855-212-1234.

Any interested parties shall notify the administrator or the court of his/her current address within 30 days of the last date of publication of this notice. Failure to do so shall result in the waiver of further notice requirements.

The petitioner is ordered to serve this citation by publishing the same once each week for two successive weeks in the New Hampshire Union Leader, 100 William Loeb Drive, Manchester, New Hampshire 03109, the last publication to be one week at least before March 06, 2023.

January 30, 2023

/s/ Kathleen E. Tripp  
Clerk of Court

State of New Hampshire  
Rockingham County

(UL - Feb. 3, 10)

## Legal Notice

### THE STATE OF NEW HAMPSHIRE JUDICIAL BRANCH NH CIRCUIT COURT

5th Circuit - Family Division - Claremont

1 Police Court, Suite #2  
Claremont NH 03743

Telephone: 1-855-212-1234

TTY/TDD Relay: (800) 735-2964

<https://www.courts.nh.gov>

#### CITATION BY PUBLICATION - TERMINATION OF PARENTAL RIGHTS

#### TO: CRYSTAL PERRON WESTERN MA WOMEN'S CORRECTION CENTER 701 CENTER STREET CHICOPEE, MA

Case Number: **627-2022-TR-00017**

#### Preliminary Pretrial Conference Petition for Termination of Parental Rights

A petition to terminate parental rights over your minor child(ren) has been filed in this Court. You are hereby cited to appear at a Court to respond to this petition as follows:

**Date: April 05, 2023**

**Time: 1:30 PM**

**Time Allotted: 30 Minutes**

**1 Police Court, Suite 2**

**Claremont, NH 03743**

**Courtroom 1-5th Circuit-Family Division-Claremont**

#### CAUTION TO RESPONDENT

**It is very important that you personally appear in this Court on the date, time and place provided in this notice. If you fail to personally appear, you may be defaulted and your parental rights may be terminated even if you are represented by an attorney who has filed a written appearance and/or personally appears at this hearing.**

#### IMPORTANT RIGHTS OF PARENTS

THIS PETITION IS TO DETERMINE WHETHER OR NOT YOUR PARENTAL RIGHTS OVER YOUR CHILD(REN) SHALL BE TERMINATED. TERMINATION OF THE PARENT/CHILD RELATIONSHIP MEANS THE TERMINATION SHALL DIVEST YOU OF ALL LEGAL RIGHTS, PRIVILEGES, DUTIES AND OBLIGATIONS, INCLUDING BUT NOT LIMITED TO THE LOSS OF ALL RIGHTS TO CUSTODY, VISITATION AND COMMUNICATION WITH YOUR CHILD(REN). IF TERMINATION IS GRANTED, YOU WILL RECEIVE NO NOTICE OF FUTURE LEGAL PROCEEDINGS CONCERNING YOUR CHILD(REN).

You are hereby notified that you have a right to be represented by an attorney. You also have the right to oppose the proceedings, to attend the hearing and to present evidence. If you desire an attorney, you may notify this Court within ten (10) days of receiving this notice and upon a finding of indigency, the Court will appoint an attorney without cost to you. If you enter an appearance, notice of any future hearings regarding this child(ren) will be by first class mail to you, your attorney and all other interested parties not less than ten (10) days prior to any scheduled hearing. Additional information may be obtained from the Family Division Court identified in the heading of this Order of Notice.

If you will need an interpreter or other accommodations for this hearing, please contact the court immediately.

Please be advised (and/or advise clients, witnesses, and others) that it is a Class B felony to carry a firearm or other deadly weapon as defined in RSA 625:11, V in a courtroom or area used by a court.

BY ORDER OF THE COURT  
January 11, 2023

Robin J. Lockhart, Clerk of Court (231)

C: Crystal Perron; John Little; Kevin F. Carr, ESQ; Vanessa Marie Wilson, ESQ

(UL - Jan. 27; Feb. 3)

## Legal Notice

### NOTICE OF MORTGAGEE'S SALE

Pursuant to the power of sale contained in a certain mortgage deed given by **19 Ocean Boulevard, LLC** to Probuilder Financial, LLC dated May 20, 2021 and recorded with the Rockingham County Registry of Deeds at Book 6281, Page 935, the undersigned will sell at public auction the Premises hereinafter described.

#### 1. Description of Premises:

Land and buildings located on the corner of Ocean Boulevard and Q Street in Hampton, New Hampshire. The Premises are more particularly described in the Mortgage.

#### 2. Date, Time, and Place of Sale:

The sale shall take place on February 14, 2023 at 11:00 a.m. on the Premises.

#### 3. Street, Town, and County of the Premises:

The Premises are located at 19 Ocean Boulevard, Hampton, Rockingham County, New Hampshire.

#### 4. Terms of the Sale:

A deposit of Twenty Thousand Dollars (\$20,000.00) in the form of cash, certified check, or bank

treasurer's check or other check satisfactory to Mortgagee 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 foreclosure memorandum of sale immediately after the close of the bidding. The balance of the purchase price shall be paid within forty-five (45) days from the sale date, time being of the essence. 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 property to be sold at the sale will be sold "AS IS AND WHERE IS" and subject to unpaid taxes, prior liens or other enforceable encumbrances, whether or not of record, if any, entitled to precedence over the Mortgage.

**5. 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.

**6. Service of Process:** Service of process for the mortgagee may be made on Mark D. Kanakis as agent for Probuilder Financial, LLC at Smith-Weiss Shepard Kanakis & Spony, P.C., 47 Factory Street, Nashua, New Hampshire 03060.

**7. Toll Free Hotline:** 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.

#### 8. New Hampshire Banking Department:

The New Hampshire Banking Department is located at 53 Regional Drive, Suite 200, Concord, New Hampshire. Its telephone number is (603) 271-3561 and its E-mail is [nhbd@banking.nh.gov](mailto:nhbd@banking.nh.gov).

Probuilder Financial, LLC.

By its attorneys,  
Smith-Weiss Shepard  
Kanakis & Spony, P.C.

By: Mark D. Kanakis, Esquire  
47 Factory Street  
Nashua, NH 03060

603-417-3448

(UL - Jan. 20, 27; Feb. 3)

## Legal Notice

### TOWN OF HOOKSETT PUBLIC NOTICE

Hooksett Zoning Board of Adjustment Meeting on Tuesday, February 14, 2023 @ 6:30pm, 35 Main St, New Public Hearing scheduled for: Derek Armstrong & Lisa Lowe #Z23-01 16 Cindy Dr, M 43 L 57-1 MDR APPLICATION FOR A VARIANCE: From Article 5 Section A.2 of the Zoning Ordinance to permit: To permit a 2 family Dwelling (Duplex) on a lot this is not served by municipal sewer. Also a 2nd Variance #Z23-02 From Article 5 Section C.2.b of the Zoning Ordinance to permit: To permit a 2 family Dwelling (Duplex) on a lot with only 178 feet of frontage where 200 is required. TMCH Real Estate LLC #Z23-03 100 Technology Dr, M 29 L 76-4 MUD3 APPLICATION FOR A VARIANCE: From Article 14 Section A of the Zoning Ordinance to permit: To permit the outdoor display of motorcycles in connection with the proposed motorcycle dealership. Also a 2nd Variance from Article 14 Section A of the Zoning Ordinance to permit: To permit a motorcycle dealership in the Mixed Use 3 district (MUD3), where such use is prohibited.

HOOKSETT ZONING BOARD OF ADJUSTMENT

(UL - Feb. 3)

## Legal Notice

### Public Hearing Notice Proposed Issuance of Bonds Bow School District

Pursuant to RSA 33:8-a.1, the School Board of the Bow School District will hold a public bond hearing on **February 15, 2023, at 6:00 p.m.**, at the Bow High School Auditorium, 55 Falcon Way, Bow, NH, to discuss the proposed issuance of an approximately \$12,000,000 bond to finance the Bow Elementary School addition and renovations to be voted on at the March 16, 2023 district meeting.

Inclement weather date is February 16, 2023, 6:00 p.m at the same location.

School Board  
Bow, NH

(UL - Feb. 1, 3, 5)

## 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 **Ryan Chase** (the "Mortgagor") to Mortgage Electronic Registration Systems, Inc. as nominee for Cross-Country Mortgage, Inc., and now held by **Freedom Mortgage Corporation** (the "Mortgagee"), said mortgage dated May 20, 2016, and recorded in the Strafford Registry of Deeds in Book 4385, Page 726, (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 **March 3, 2023 at 11:00 AM**

Said sale to be held on the mortgaged premises hereinafter described and having a present address of 8 Philip Street, Dover, Strafford County, NH 03820.

#### 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 NH-Freedom Mortgage, c/o 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".

#### 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 January 9, 2023.

Freedom Mortgage Corporation

By its Attorney,  
Jeffrey J. Hardiman  
Brock & Scott, PLLC

1080 Main Street, Suite 200  
Pawtucket, RI 02860

(UL - Jan. 20, 27; Feb. 3)

## Legal Notice

### Town of Merrimack Public Hearing

Residents of Merrimack are hereby advised that the Town Council will hold a public hearing to consider the recommended changes to Chapter 178, Taxation (Article V, Optional Veterans Credit), of the Merrimack Town Code, pursuant to Charter Article V. Copies of the proposed changes are available at the Town Manager's office, Town Clerk's office, the Merrimack Public Library and also on the Town's website. All interested parties are invited to attend. The public hearing will be held on **Thursday, February 16, 2023, at 7:00 PM** in the Matthew Thornton Room located at 8 Baboosic Lake Road in Merrimack. (UL - Feb. 3)

## Legal Notice

### CITY OF MANCHESTER

Please be advised that the Board of Mayor and Aldermen of the City of Manchester, NH will consider adoption of the following ordinances at a meeting to be held on February 7, 2023:

"Authorizing the Mayor to dispose of certain tax deeded parcels of land located in the so