

## Legal Notice

### NOTTINGHAM PLANNING BOARD Public Hearing Notice

Notice is hereby given that the Nottingham Planning Board will hold a Public Hearing on **Wednesday, January 10, 2024 at 7:00 pm** to consider acceptance and/or approval of the case below.

#### Case # 24-001 LLA Falzone - Raymond Rd

Application from Joseph Falzone, on behalf of The Forgotten MTN Realty Trust, requesting a Lot Line Adjustment between two properties. These properties are located on Raymond Road in Nottingham, NH and are identified as Tax Map #69, Lot #s 17 and 19.

#### 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 - Dec. 27)

## Legal Notice

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

Hillsborough Superior Court  
Northern District  
300 Chestnut Street  
Manchester NH 03101  
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: **In re: Five Thousand Fifty-Five Dollars in US Currency (State v. Jennifer Pelchat)**  
Case Number: **216-2023-CV-00695**

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) Jennifer Pelchat.

**The Court has scheduled the following: Hearing on Forfeiture March 5, 2024 at 9:00 AM at Hillsborough County Superior Court-North, 300 Chestnut Street, Manchester, NH 03101**

#### The Court ORDERS:

State of New Hampshire shall give notice to Jennifer Pelchat 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 January 21, 2024.

#### Also, ON OR BEFORE

**30 days after the last publication** - Jennifer Pelchat 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.

**February 11, 2024** - State of New Hampshire 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 Jennifer Pelchat:** 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://odvpa.nhccourt.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:  
Zachary C Wolf, ESQ, NH Attorney Generals Office, Criminal Justice Bureau, 33 Capitol St, Concord, NH 03301  
Jennifer Pelchat, 414 Prescott Street, Manchester, NH 03103  
BY ORDER OF THE COURT  
December 07, 2023  
W. Michael Scanlon  
Clerk of Court

(539)  
(UL - Dec. 13, 20, 27)

## Legal Notice

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

Sullivan Superior Court  
22 Main St.  
Newport NH 03773  
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: **W. Steven Fellows, et al v Ellen Driscoll, et al**  
Case Number: **220-2023-CV-00117**  
Date Complaint Filed: November 08, 2023

A Complaint to Quiet Title to a certain tract of land with any attached buildings located in Cornish, in the State of New Hampshire has been filed with this court. The property is described as follows: **134 Jackson Road as**

**recorded at the Sullivan County Registry of Deeds at Book 622, Page 339.**

#### The Court ORDERS:

W. Steven Fellows; Linda J. Fellows shall give notice to Carolyn Kelly Meehan; Jeanne McIntosh; 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 January 04, 2024.

#### Also, ON OR BEFORE

**30 days after the last publication** - Carolyn Kelly Meehan; Jeanne McIntosh 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.

**January 25, 2024** - W. Steven Fellows; Linda J. Fellows 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 Carolyn Kelly Meehan; Jeanne McIntosh:** 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://odvpa.nhccourt.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:

Alexander W. Scott, ESQ, Buckley & Zopf, 233 Broad Street, PO Box 1485, Claremont, NH 03743

Ellen Driscoll, 6 Jowick Street, Mattapoisett, MA 02739

Joseph Robert Silva, 194 Hillberg Avenue, Brockton, MA 02301  
John Michael Silva, 13126 Callens Lane, Willow Springs, NC 27592

Suzanne Meehan, 9831 NW Silver Ridge Loop, Portland, OR 97229

Johanna Meehan, 1430 Broad Street, Grinnell, IA 50112

Maggie Meehan, 59 West 85th Street, New York, NY 10025

Michaela Meehan, 625 Pickford Place NE, Washington, DC 20002

BY ORDER OF THE COURT

November 20, 2023

Brendon C. Thurston  
Clerk of Court

(126849)

(UL - Dec. 13, 20, 27)

#### Going Online?

See more public notices at [www.unionleader.com](http://www.unionleader.com)

## Legal Notice

### NOTTINGHAM PLANNING BOARD Public Hearing Notice

Notice is hereby given that the Nottingham Planning Board will hold a Public Hearing on **Wednesday, January 10, 2024 at 7:00 pm** to consider acceptance and/or approval of the case below.

#### Case # 24-002 SUB Falzone - Raymond Rd

Application from Joseph Falzone, on behalf of The Forgotten MTN Realty Trust, requesting approval for a 16-Lot Open Space Subdivision off Raymond Road in Nottingham, NH. The properties are identified as Tax Map #69, Lot #s 17 and 19.

#### 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 - Dec. 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 **Van A. Wiggins, Amanda Baird** ("the Mortgagor(s)") to Mortgage Electronic Registration Systems Inc., as nominee for Merrimack Mortgage Company, Inc., dated July 25, 2011 and recorded in the Sullivan County Registry of Deeds in Book 1812, Page 463, (the "Mortgage"), which mortgage is held by US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, 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

February 5, 2024

at

3:00 PM

Said sale being located on the mortgaged premises and having a present address of 616 Route 103, Sunapee, Sullivan County, New Hampshire. The premises are more particularly described in the Mortgage.

For mortgagor(s)' title see deed recorded with the Sullivan County Registry of Deeds in Book 1776, Page 485.

#### 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 2 1/2 Beacon Street, Concord, NH 03301 and the name of the mortgagee's agent for service of process is CT Corporation System.

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 December 12, 2023.

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST

By its Attorney,  
Autumn Sarzana

Harmon Law Offices, P.C.  
PO Box 610389

Newton Highlands, MA 02461  
617-558-0500  
16862

(UL - Dec. 20, 27; Jan. 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 William R. Hamrick (the "Mortgagor") to Mortgage Electronic Registration Systems, Inc. as nominee for Cardinal Financial Company, Limited Partnership, and now held by **Freedom Mortgage Corporation** (the "Mortgagee"), said mortgage dated December 9, 2020, and recorded in the Strafford Registry of Deeds in Book 4843, Page 404, (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

**February 13, 2024**

at **11:00 AM**

Said sale to be held on the mortgaged premises hereinafter described and having a present address of 10 OLD WAKEFIELD RD., Rochester, Strafford County, NH 03868.

#### 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".

#### 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 December 18, 2023.

Freedom Mortgage Corporation

By its Attorney,  
Bozena Wysocki Brock & Scott, PLLC

270 Farmington Avenue,  
Suite 151

Farmington, CT 06032  
(UL - Dec. 27; Jan. 3, 10)

## Legal Notice

**THE STATE OF NEW HAMPSHIRE JUDICIAL BRANCH SUPERIOR COURT**  
Belknap Superior Court  
64 Court St.  
Laconia NH 03246  
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: **4G Properties LLC v Unknown Heirs of Carolyn R. Brown**  
Case Number: **211-2023-CV-00273**  
Date Complaint Filed: November 20, 2023

A Complaint to Quiet Title to a certain tract of land with any attached buildings located in Belmont, in the State of New Hampshire has been filed with this court. The property is described as follows: **Belknap County, New Hampshire formerly known as 63, 65, 67 Dearborn Street, Tax Map 123, Lots 046, 045, and 047 and now known as 65 Dearborn Street and shown as Tax Map 123, Lot 45 of the Town of Belmont Tax Maps**

#### The Court ORDERS:

4G Properties LLC shall give notice to Unknown Heirs of Carolyn R. 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 January 25, 2024.

#### Also, ON OR BEFORE

**30 days after the last publication** - Unknown Heirs of Carolyn R. Brown 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.

**February 15, 2024** - 4G Properties 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 Unknown Heirs of Carolyn R. Brown:

**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://odvpa.nhccourt.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:

Nicholas Alexander Kanakis, ESQ, Smith-Weiss Shepard Kanakis & Spony PC, 47 Factory St, PO Box 388, Nashua, NH 03061

Unknown Heirs of Carolyn R. Brown, No Known Address

BY ORDER OF THE COURT

December 11, 2023

Abigail Albee  
Clerk of Court

(1261161)

(UL - Dec. 13, 20, 27)

## Legal Notice

### NOTICE OF MORTGAGEE'S FORECLOSURE SALE OF REAL ESTATE

By virtue of a Power of Sale contained in a certain mortgage given by **Carolyn W. Rand** (the "Mortgagor(s)") to Citifinancial Consumer Services, Inc., dated September 10, 2002 and recorded with the Belknap County Registry of Deeds (the "Registry") in Book 1789, Page 781 (the "Mortgage"), which Mortgage is held by U.S. Bank Trust National Association, as Trustee for LB-Ranch Series V Trust (the "Mortgagee"), the present holder of said Mortgage, and pursuant to the remedies set forth in the Mortgage and N.H. RSA 479:25, the Mortgagee, for breach of the conditions of the Mortgage and other loan documents secured thereby, and pursuant to the power of sale contained in the Mortgage, shall foreclose upon and sell at

**PUBLIC AUCTION ON JANUARY 17, 2024 AT 11:00 A.M.**

Said sale being located on the mortgaged premises and having a present address of: 2652 Lake Shore Road, Gilford, County of Belknap, State of New Hampshire (the "Premises"), which are more particularly described in the Mortgage.

For Mortgagor's title, see deed recorded with the Belknap County Registry of Deeds in Book 2468, Page 951.

#### NOTICE

**PURSUANT TO 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 and name of the mortgagee's agent for service of process is:

SN Servicing Corporation  
c/o Corporation Service Company  
10 Ferry Street, Suite 313  
Concord, NH 03301

The New Hampshire Banking Department may be reached at 53 Regional Drive, Suite 200, Concord, NH 03301, by email at [nhbd@banking.nh.gov](mailto:nhbd@banking.nh.gov), or online at [www.nh.gov/banking](http://www.nh.gov/banking). 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.

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 Premises involved as of the date of the notice of the date of sale. The Premises to be sold at the sale is "AS IS, WHERE IS".

#### TERMS OF SALE:

A deposit of Five Thousand and 00/100 (\$5,000.00) Dollars in the form of a certified check or bank treasurer's check 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 December 21, 2023.

Federal National Mortgage Association

By its Attorney,  
Bozena Wysocki Brock & Scott, PLLC

270 Farmington Avenue,  
Suite 151

Farmington, CT 06032  
(UL - Dec. 27; Jan. 3, 10)

## 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 **Alyssa M. Rivera and Matthew N. Saunders** (the "Mortgagor") to Citizens Bank, N.A., and now held by **Citizens Bank, N.A.** (the "Mortgagee"), said mortgage dated December 14, 2016, and recorded in the Sullivan Registry of Deeds in Book 1996, Page 0075, (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

**February 15, 2024**

at **10:00 AM**

Said sale to be held on the mortgaged premises hereinafter described and having a present address of 5 Dodge Place, Claremont, Sullivan County, NH 03743.

#### 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 Rhonda Wells, SVP, 10561 Telegraph Rd., Mail Stop VAM352, Glen Allen, VA 23059.

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