

## 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:

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

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 Carrollyn 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

- Carrollyn 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 Carrollyn 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.

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

BY ORDER OF THE COURT

November 20, 2023

Brendon C. Thurston

Clerk of Court

For mortgagor's(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)

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:** 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 & Spohn 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

(126161)

(UL - Dec. 13, 20, 27)

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 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 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)

ATED, 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 Federal National Mortgage Association, c/o R. Scott Luttrull, 5600 Granite Parkway, Plano, TX 75024. 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).

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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**

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Dated at Farmington, Connecticut, on December 21, 2023.

Citizens Bank, N.A.

By its Attorney,

Bozena Wysocki Brock & Scott, PLLC

270 Farmington Avenue, Suite 151

Farmington, CT 06032

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

## Legal Notice

### Town of Goffstown PUBLIC HEARING

The Goffstown Budget Committee will hold a Public Hearing at **6:00 p.m. on Tuesday, January 9, 2024** in the Craig Hieber Auditorium at Goffstown High School, 27 Wallace Rd., Goffstown, NH 03045 on the 2024 Budgets for the Town, School, Goffstown Village Water Precinct and Grasmere Village Water Precinct.

Snow Date: Thursday, January 11, 2024 at 6:00 p.m. at Mountain View Middle School, 43 Lauren Lane, Goffstown, NH 03045.

The Budget Committee will meet immediately following the conclusion of the Public Hearing to consider public input and their recommendations for the Annual Warrant.

*Any person with a disability who wishes to attend this public meeting and needs to be provided a reasonable accommodation in order to participate, please call the Town Hall (603-497-8990 ext. 100) at least 72 hours in advance so that arrangements can be made.*

(UL - Dec. 27)

## Legal Notice