

Legal Notice

NOTTINGHAM PLANNING BOARD Public Hearing Notice

Notice is hereby given that the Nottingham Planning Board will hold a Public Hearing on **Wednesday, March 27th, 2024 at 7:00 pm** to consider acceptance and/or approval of the case below.

Case # 24-005 LLA McMahon - 22 Cahill Lane

Application from Benjamin McMahon requesting a Lot Line Adjustment. The property is located at 22 Cahill Lane in Nottingham, NH and is identified as Tax Map #68, Lot #s 56 and 10.

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 - Mar. 15)

Legal Notice

The Town of Raymond, NH is soliciting proposals from Contractors interested in providing **STREET SWEEPING SERVICES** of town roads and parking lots. Bid details can be found by emailing sgrella@raymondnh.gov or visiting <https://www.raymondnh.gov/rfps-bids-legal-notices>. Deadline for submittal is 2:00pm on Tuesday, April 2, 2024 (bids will be opened at that time at the DPW office at 4 Epping St., Raymond, NH).
(UL - Mar. 15)

Legal Notice

CITY OF MANCHESTER

Please be advised that the Board of Mayor and Aldermen of the City of Manchester, NH will consider the following ordinance for adoption at a meeting to be held on March 19, 2024:

"Amending Section 33.024, 33.025, & 33.026 (Public Services Worker I) of the Code of Ordinances of the City of Manchester."

Board of Mayor and Aldermens/ Matthew Normand
City Clerk
(UL - Mar. 15)

Public Notices

They're how you know! Public Notices help citizens to stay alert to what is happening in the community.

Legal Notice

CITY OF MANCHESTER

The following regulations governing standing, stopping and parking, as approved by the Committee on Public Safety, Health, & Traffic, in accordance with the provisions of Chapter 335 of the Sessions Laws of 1951 and the Ordinances of the City of Manchester will be considered for adoption at a meeting of the Board of Mayor and Aldermen to be held on March 19, 2024, as follows:

NO PARKING ANYTIME

On Maple Street, west side, from Laurel Street to a point 60 feet south

RESCIND SIGNALIZATION: RIGHT TURN ON RED PROHIBITED

On South Willow Street northbound at Maple Street (ORD 9187)

Board of Mayor and Aldermens/ Matthew Normand
City Clerk
(UL - Mar. 15)

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 **ARLENE SVENSON** (the "Mortgagor") to TD BANK, N.A., as lender, its successors and assigns (the "Mortgagee"), said Mortgage dated March 11, 2015 and recorded in the Rockingham County Registry of Deeds in Book 5604, Page 2681 in execution of said power, 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

April 9, 2024 @ 1:00 P.M.

Said sale to be held directly on the mortgaged premises herein-after described and having a present address of **35 Linwood Avenue, Salem, Rockingham County, New Hampshire**. The premises are more particularly described in the mortgage.

NOTICE

PURSUANT TO NEW HAMPSHIRE RSA 479:25, II(c) 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.

PURSUANT TO NEW HAMPSHIRE RSA 479:25, II(b)(1), THE ADDRESS OF THE MORTGAGEE FOR SERVICE OF PROCESS AND THE NAME OF THE MORTGAGEE'S AGENT FOR SERVICE OF PROCESS ARE AS FOLLOWS:

TD Bank, N.A.
Agent for Service of Process:
Elizabeth M. Lacombe
c/o Duane Morris LLP
100 Pearl Street, 13th Floor
Hartford, CT 06103

Pursuant to New Hampshire RSA 479:25, II(b)(2), the New Hampshire Banking Department can be contacted by mail at: New Hampshire Banking Department, 53 Regional Drive, Suite 200, Concord, NH 03301; by email at: nhbd@banking.nh.gov; by phone at (603) 271-3561 or (603) 271-8675; or by fax at (603) 271-1090 or (603) 271-0750.

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 \$5,000.00 in the form of a certified check, bank treasurer's check or other check satisfactory to the 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 forty (40) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to the Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to cancel or 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 Hartford, CT, Thursday, February 22, 2024

TD BANK, N.A.
By its Attorney,
Elizabeth M. Lacombe
DUANE MORRIS LLP
100 Pearl Street, 13th Floor
Hartford, CT 06103
(UL - Mar. 8, 15, 22)

Legal Notice

NOTICE OF FORECLOSURE SALE

Pursuant to a power of sale contained in a certain mortgage deed given by **TIMOTHY C. REED and SARAH G. REED** to Residential Mortgage Services, Inc., its successors or assigns, as lender, dated December 27, 2016, recorded in the Grafton County Registry of Deeds at Book 4258, Page 0117, assigned to New Hampshire Housing Finance Authority by assignment(s) recorded or to be recorded in said Registry and Loan Modification Agreement with New Hampshire Housing Finance Authority, its successors or assigns, as lender, dated May 8, 2023, recorded in the Grafton County Registry of Deeds at Book 4800, Page 0201, said assignee, in execution of said power, for mortgage conditions broken, will sell on the mortgaged premises (4 Benton Street) in Lebanon, Grafton County, New Hampshire, at

PUBLIC AUCTION

on **April 18, 2024 at 11:00 A.M.** local time, all of said holder's right, title and interest in and to the real estate described in said mortgage deed.

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

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

To the mortgagor(s) and any and all persons, firms, corporations or others claiming by, from or under them: YOU ARE HEREBY NOTIFIED THAT YOU HAVE THE RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREMISES ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE, TO ENJOIN THE SCHEDULED FORECLOSURE SALE.

For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 1-800-437-5991. The hotline is a service of the New Hampshire Banking Department. There is no charge for this call. The New Hampshire Banking Department can be contacted at 53 Regional Dr., #200, Concord, NH 03301 at Tel. No. 603.271.3561 and email at nhbd@banking.nh.gov.

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

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

NEW HAMPSHIRE HOUSING FINANCE AUTHORITY
By Its Attorneys,
CRAIG, DEACHMAN & ASSOCIATES, PLLC

1662 Elm Street,
Manchester, NH 03101
(603) 665-9111
February 27, 2024
(UL - Mar. 1, 8, 15)

Legal Notice

Public notice re RSA 7:19-a, II (d)

Pursuant to the requirements of RSA 7:19-a, II(d), notice is hereby given that during FY2022-2023 pecuniary benefit transactions exceeded \$5,000 and occurred between the American Legion Hurd-Welch Post 90 and Mr. James Gregoire/1st Vice Commander and proprietor of Littlewoods, LLC and Raymond Septic, LLC, in the total amount of [\$25,608.60.00]. The nature of said transactions and costs are as follows: spring/summer/fall landscaping services (\$3915), winter plowing (\$7500), septic system service (\$3360), excavation and tree service (\$7305), propane supplier (\$1709.60) and electrical meter socket replacement (\$1819).
ATTEST: American Legion Hurd-Welch Post 90, 32C Harriman Hill Road, Raymond, NH 03077.

By: Thomas R. Pepin
Post Commander
Date: March 12, 2024
(UL - Mar. 15)

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: **Larry Cox, et al v Ameriquest Mortgage Company**
211-2024-CV-00036
Date Complaint Filed: February 20, 2024

A Complaint to Quiet Title to a certain tract of land with any attached buildings located in Tilton, in the State of New Hampshire has been filed with this court. The property is described as follows: **45 Winter Street**

The Court ORDERS:
Larry Cox; Stephanie Cox shall give notice to Ameriquest Mortgage Company 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 April 12, 2024.

Also, **ON OR BEFORE 30 days after the last publication - Ameriquest Mortgage Company** 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.

May 03, 2024 - Larry Cox; Stephanie Cox 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 Ameriquest Mortgage Company: 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. 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:

Jonathan M. Flagg, ESQ,
Flagg Law PLLC, 93 Middle Street,
Portsmouth, NH 03801

BY ORDER OF THE COURT
February 27, 2024
Abigail Albee
Clerk of Court

(126987)
(UL - Mar. 8, 15, 22)

Legal Notice

MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue of a Power of Sale contained in a certain mortgage given by **Michael Costa, Laurinda Costa** ("the Mortgagor(s)") to Mortgage Electronic Registration Systems, as nominee for United Wholesale Mortgage, dated September 26, 2016 and recorded in the Belknap County Registry of Deeds in Book 3061, Page 0864, (the "Mortgage"), which mortgage is held by PennyMac Loan 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
April 29, 2024
at
3:00 PM

Said sale being located on the mortgaged premises and having a present address of 18 Cheshire Circle, Gilford, Belknap County, New Hampshire. The premises are more particularly described in the Mortgage.

For mortgagor(s)'s title see deed recorded with the Belknap County Registry of Deeds in Book 3061, Page 862.

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. 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 satisfac-

tory 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 February 26, 2024.

PennyMac Loan Services, LLC
By its Attorney,
Nicholas J Danforth
Harmon Law Offices, P.C.
PO Box 610389
Newton Highlands, MA 02461
617-558-0500
24459

(UL - Mar. 1, 8, 15)

Legal Notice

PEASE DEVELOPMENT AUTHORITY PORTABLE TOILET SERVICES FOR PEASE GOLF COURSE INVITATION FOR BIDS

The Pease Development Authority (herein called the "Owner" or "PDA") invites sealed bids to provide Seven (7) portable toilets, serviced Mondays and Thursdays, from April 26, to November 15 each calendar year for one (1) year, with two (2) one (1) year options to extend, at Pease Golf Course at the Pease International Tradeport. Bids must be submitted on the forms provided and meet the technical specifications. Bids will be received at the office of the PDA at 55 International Drive, Portsmouth, New Hampshire, until **11:00 a.m. local time, Tuesday, April 2, 2024**, at which time they will be publicly opened and read aloud.

The mailing address is:
Pease Development Authority
Attn: Pease Golf Course
55 International Drive
Portsmouth,
New Hampshire 03801

Bids shall be enclosed in two (2) envelopes (inner and outer) both sealed to prevent premature opening. Both envelopes shall be clearly labeled, "**Portable Toilets Services, Submitted by (Company's Name), Attn: Pease Golf Course**".

Bid documents will be available on Monday, March 18, 2024, by calling Liz LaCava at 603-766-9282 or at <https://peasedev.org/business/bids-opportunities/>. Before preparing their bid, vendors should carefully examine the Technical Specifications and any questions regarding this bid should be directed to EJ Chea, Head Golf Course Superintendent by e-mail: ej.chea@peasedev.org.

Disadvantaged Business Enterprises will be afforded full opportunity to submit responses to this advertisement. PDA, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (42 USC §§ 2000d to 2000d-4), hereby notifies all offerors that it will affirmatively ensure no businesses will be discriminated against on the grounds of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability in consideration for an award.

No vendor may withdraw its bid for sixty days following the opening. The PDA reserves the right to reject any and all bids or to waive any informality or legal deficiencies. The PDA reserves the right to accept any bid that it may deem to be in its best interests.
(UL - Mar. 15)

HERBICIDE USE NOTIFICATION

Unitil plans to apply herbicides along certain rights-of-way in New Hampshire in 2024. In accordance with administrative rules of the State of New Hampshire Pesticide Control Board, no application of herbicides shall be made to rights-of-way, during the months of June 15 through September 30, without first providing notification to Town officials, the public, and residences near the rights-of-way. This announcement serves to provide notification to the public.

The following herbicides will be selectively used to control certain tall-growing vegetation on the rights-of-way while leaving undisturbed low growing vegetation: **Rodeo/ AquaNeat/ AquaMaster/ Accord** (Glyphosate), **Garlon 4 Ultra/ Vastlan** (Triclopyr), **Arsenal Powerline / Stalker/ Polaris** (Imazapyr), **Escort XP** (Metsulfuron Methyl), **Krenite S** (Fosamine Ammonium), and/or **Vastlan** (Triclopyr). Unitil will conduct maintenance on the following rights-of-way in the associated Towns, beginning no earlier than May 1st, 2024:

Right-of-Way	Town	Right-of-Way	Town	Right-of-Way	Town
34	Concord	38	Concord		
35	Concord				

Individual landowners whose property abuts the right-of-way, or over whose property the right-of-way passes, may request and receive individual notification thirty days prior to any treatment.

A Notification Request Coupon is provided below. To receive individual notification, fill out the Notification Request Coupon and return to the specified address. Coupons must be received by Unitil no later than April 1, 2024. Requests received after this date will not be granted until the next treatment cycle.

In addition to the Personal Notification by mail, as an individual landowner whose property abuts the right-of-way, or over whose property the right-of-way passes, you have the right to

request and receive the approximate date, plus or minus 5 days, that pesticides will be applied to the right-of-way in your area. Requests should be made to the contact listed below.

Rights-of-way are generally located away from streets and may be identified by locating a metal tag on a pole or structure with a number on it and usually appear with the right-of-way number. (see list above)

In accordance with State Regulations, it is the duty of each landowner or resident to make Unitil aware of the location of potentially affected private water supplies, and of any other environmentally sensitive areas where herbicide application should be further restricted.

Further information may be requested by contacting, during business hours (Mon.-Fri. 7AM-3PM):
Chris Moultroupe • Unitil, Manager Forestry Operations • Telephone (603) 227-4652

NOTIFICATION REQUEST COUPON

Name _____ Property Location: Town _____ Street _____
Street Address _____ Tel. # (home) _____ Tel. # (work) _____
Town _____ State _____ Zip Code _____

Line and Pole Numbers: _____

Other Landowner Location Information: _____

Sensitive Areas: _____

Landowner or Abutter requests notification of approximate date of application (Yes or No): _____

Return to: Unitil Forestry, Chris Moultroupe, 1 McGuire St, Concord, NH 03301

HERBICIDE USE NOTIFICATION

Unitil plans to apply herbicides along certain rights-of-way in New Hampshire in 2024. In accordance with administrative rules of the State of New Hampshire Pesticide Control Board, no application of herbicides shall be made to rights-of-way, during the months of June 15 through September 30, without first providing notification to Town officials, the public, and residences near the rights-of-way. This announcement serves to provide notification to the public.

The following herbicides will be selectively used to control certain tall-growing vegetation on the rights-of-way while leaving undisturbed low growing vegetation: **Rodeo/ AquaNeat/ AquaMaster/ Accord** (Glyphosate), **Garlon 4 Ultra/ Vastlan** (Triclopyr), **Arsenal Powerline / Stalker/ Polaris** (Imazapyr), **Escort XP** (Metsulfuron Methyl), **Krenite S** (Fosamine Ammonium), and/or **Vastlan** (Triclopyr). Unitil will conduct maintenance on the following rights-of-way in the associated Towns, beginning no earlier than May 1st, 2024:

Right-of-Way	Town	Right-of-Way	Town
3343/3354	East Kingston, Hampton, Hampton Falls, Kensington, Kingston		

Individual landowners whose property abuts the right-of-way, or over whose property the right-of-way passes, may request and receive individual notification thirty days prior to any treatment.

A Notification Request Coupon is provided below. To receive individual notification, fill out the Notification Request Coupon and return to the specified address. Coupons must be received by Unitil no later than April 22, 2024. Requests received after this date will not be granted until the next treatment cycle.

In addition to the Personal Notification by mail, as an individual landowner whose property abuts the right-of-way, or over whose property the right-of-way passes, you have the right to

request and receive the approximate date, plus or minus 5 days, that pesticides will be applied to the right-of-way in your area. Requests should be made to the contact listed below.

Rights-of-way are generally located away from streets and may be identified by locating a metal tag on a pole or structure with a number on it and usually appear with the right-of-way number. (see list above)

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Further information may be requested by contacting, during business hours (Mon.-Fri. 7AM-3PM):
Chris Moultroupe • Unitil, Manager Forestry Operations • Telephone (603) 227-4652

NOTIFICATION REQUEST COUPON

Name _____ Property Location: Town _____ Street _____
Street Address _____ Tel. # (home) _____ Tel. # (work) _____
Town _____ State _____ Zip Code _____

Line and Pole Numbers: _____

Other Landowner Location Information: _____

Sensitive Areas: _____

Landowner or Abutter requests notification of approximate date of application (Yes or No): _____

Return to: Unitil Forestry, Chris Moultroupe, 1 McGuire St, Concord, NH 03301