

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 Patricia A Murphy (the "Mortgagor") to PNC Mortgage, a division of PNC Bank, National Association **and now held by** Federal National Mortgage Association (the "Mortgagee"), said mortgage dated March 13, 2017, and recorded with the Rockingham County Registry of Deeds in Book 5804 at Page 0777 (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
May 8, 2024
at 10:00 AM

Said sale to be held on the mortgaged premises having a present address of 57 GOVERNOR DINSMORE RD, WINDHAM, Rockingham County, New Hampshire. The premises are more particularly described in the mortgage.

For Mortgagor's Title see deed recorded in Book 5804 at Page 775 with the Rockingham County Registry of Deeds.

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:

Marinosci Law Group, P.C.
275 West Natick Road, Suite 500
Warwick, RI 02886

The contact information for the New Hampshire Banking Department is:

New Hampshire Banking Department
53 Regional Drive, Suite 200
Concord, NH 03301
nhbd@banking.nh.gov
(603) 271-3561 – main office
(800) 437-5991 – toll free

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 Ten Thousand (\$10,000.00) 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 forty-five (45) 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 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 Warwick, Rhode Island on March 11, 2024.

Federal National Mortgage Association
By its Attorneys
Marinosci Law Group, P.C.
275 West Natick Road, Suite 500
Warwick, RI 02886
Telephone: 401-234-9200
MLG File No.: 23-05942