

NOTICE OF MORTGAGEE'S SALE

For breach of the conditions set forth in a certain Mortgage dated March 27, 2009 from Steven J. Fraser to Mortgage Electronic Registration Systems, Inc. as nominee for Taylor, Bean & Whitaker Mortgage Corp. recorded with the Rockingham County Registry of Deeds in Book 4995, Page 1121, as affected by Loan Modification Agreement by Steven J. Fraser and Kimberly K. Fraser recorded December 15, 2020 in Book 6208, Page 1104, the undersigned Carrington Mortgage Services, LLC being the present holder of said mortgage, the original of which Mortgage is located at Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-B, Anaheim, CA 92806 and may be examined there during normal business hours, by virtue of the Power of Sale contained in said Mortgage, for the purpose of foreclosing said Mortgage, default having been made in the conditions thereof, will sell on the mortgaged premises which are situated at:

**51 Dearborn Avenue, Hampton,
Rockingham County, New Hampshire**

All of said holder's right, title and interest in and to the real estate described in said mortgage, at PUBLIC AUCTION on **Wednesday, May 1, 2024 at 11:00 a.m.** local time. For mortgagor's title see deed recorded with the Rockingham County Registry of Deeds in Book 4995, Page 1119.

Terms of Sale: Ten Thousand Dollars (\$10,000.00) cash, bank draft or other form acceptable to the said holder, to be paid at the time of the sale, and the balance of the purchase price to be paid within thirty (30) days of the date of sale at the firm of Cunningham, Machanic, Cetlin, Johnson, Harney & Tenney, LLP, Attorneys for said holder, 220 North Main Street, Suite 301, Natick, Massachusetts.

The above-described premises shall be so sold subject to all easements, restrictions, municipal or other public taxes, assessments, liens or claims in the nature of liens, outstanding tax titles, building, zoning and other land use laws and all permits and approvals issued pursuant thereto, and existing encumbrances of record created prior to said Mortgage, if there be any. Said premises are to be sold subject to the right of redemption of the United States of America, if any there be. The successful bidder shall be required to sign a Memorandum of Terms of Sale. Other terms, if any, to be announced at the time and place of sale. The description of the premises contained in said mortgage shall control in the event of error in publication.

The Mortgagee may amend or alter the terms of sale by oral or written notice before or at the auction sale. The Mortgagee may reject and accept bids at its discretion. The auction sale may be canceled or continued to another date or time on notice by the Mortgagee.

Notices Pursuant to New Hampshire RSA 479:25: 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.

The name and address of the mortgagee for service of process is Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-B, Anaheim, CA 92806. The name and address of the mortgagee's agent for service of process is Cunningham, Machanic, Cetlin, Johnson, Harney, & Tenney, LLP, 220 North Main Street, Suite 301, Natick, MA, 01760.

The contact information for the New Hampshire Banking Department is:

New Hampshire Banking Department
53 Regional Drive, Suite 200
Concord NH 03301

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.

Carrington Mortgage Services, LLC,
Present Holder of Said Mortgage,
By it Attorneys,
CUNNINGHAM, MACHANIC, CETLIN,
JOHNSON, HARNEY & TENNEY, LLP
220 North Main Street, Suite 301
Natick, MA 01760
(508) 651-7524