

**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 **Jessica Worden** (the "Mortgagor") to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Electronic Registration Systems, Inc., as nominee for New American Funding, LLC, and now held by **New American Funding, LLC f/k/a Broker Solutions Inc. d/b/a New American Funding** (the "Mortgagee"), said mortgage dated August 2, 2023, and recorded in the Coos Registry of Deeds in Book 1632, Page 765, (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  
**March 13, 2025 at 12:00 PM**

Said sale to be held on the mortgaged premises hereinafter described and having a present address of 23 Glen Ave, Berlin, Coos County, NH 03570.

**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 New American Funding LLC f/k/a Broker Solutions, Inc., d/b/a New American Funding, Elisabeth Mohr - New American Funding, 8201 N FM 620, Suite 120, Austin, TX 78726. 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 January 16, 2025.

New American Funding, LLC f/k/a Broker Solutions  
Inc. d/b/a New American Funding  
By its Attorney,  
Bozena Wysocki  
Brock & Scott, PLLC  
270 Farmington Avenue  
Suite 151  
Farmington, CT 06032