

NOTICE OF FORECLOSURE SALE

Pursuant to a power of sale contained in a certain mortgage deed given by **Charles F Nowicki Sr** to Mortgage Electronic Registration Systems, Inc. as nominee for Merrimack Mortgage Co. Inc, its successors and assigns, dated December 01, 2009 and recorded in the Hillsborough County Registry of Deeds at Book 8161, Page 0969 of which 4NH Homes, LLC, the present holder of said mortgage by assignments: from Mortgage Electronic Registration Systems, Inc. as nominee for Merrimack Mortgage Co. Inc, its successors and assigns to Secretary of Housing and Urban Development Washington D.C., its successors and assigns dated October 08, 2015 and recorded in Hillsborough County Registry of Deeds at Book 8799, Page 2591; assignment from Secretary of Housing and Urban Development to Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2020-1, dated August 21, 2020, recorded in the Hillsborough County Registry of Deed at Book 9340; Page 122; assignment from Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2020-1 to 4NH Homes, LLC, dated December 10, 2020, recorded in the Hillsborough County Registry of Deeds at Book 9424 Page 761, pursuant to and in execution of said power, and for mortgage conditions broken, will sell on the mortgaged premises:

882 Brent St, Manchester, Hillsborough County, New Hampshire, at

PUBLIC AUCTION

on **May 27, 2021 at 10:00AM**, local time, all of said holder's right, title and interest in and to the real estate more particularly described in said Mortgage.

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.org.

For Service of Process, **Mortgagee's agent is Braucher & Amann, PLLC and address is 764 Chestnut street, Manchester New Hampshire 03104.**

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.

4NH Homes, LLC

By its Attorneys,
Martha L. Davidson, Esq
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