

## **NOTICE OF FORECLOSURE SALE**

Pursuant to a power of sale contained in a certain mortgage deed given by John U Sousa and Eva Sousa to Financial Freedom Senior Funding Corporation a Subsidiary of Lehman Brothers Bank, FSB, dated December 5, 2003 and recorded in the Hillsborough County Registry of Deeds at Book 7135, Page 1 of which MG Holdings LLC is the present holder of said mortgage by assignment as follows: Assignment from Financial Freedom Senior Funding Corporation a Subsidiary of Lehman Brothers Bank FSB to Mortgage Electronic Registration Systems, INC. ("MERS") a Delaware Corporation, its successors or assigns, as nominee for Financial Freedom Acquisition LLC, dated September 25, 2009, recorded at Hillsborough County Registry of Deeds in Book: 8140, Page: 0611; assignment from Mortgage Electronic Registration Systems, INC. ("MERS"), as nominee for Financial Freedom Acquisition LLC, its successors and assigns, to Secretary of Housing and Urban Development Washington, DC., its successors and assigns, dated October 26, 2017, recorded at Hillsborough County Registry of Deeds in Book: 9066, Page: 1255; 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 with Hillsborough County Registry of Deeds in Book: 9340, Page: 71; assignment from Kondaur Capital, LLC fka Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2020-1 to MG Holdings LLC dated June 22, 2021, recorded with Hillsborough County Registry of Deeds in Book: 9491, Page: 337; pursuant to and in execution of said power, and for mortgage conditions broken, will sell on the mortgaged premises:

**740 Goffstown Road, Manchester, New Hampshire 03102, at**

### **PUBLIC AUCTION**

on **August 24, 2021, at 11:00 A.M.**, 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](mailto: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.

**MG Holdings LLC**

By its Attorneys,  
BRAUCHER & AMANN, PLLC  
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