

NOTICE OF FORECLOSURE SALE

Pursuant to a power of sale contained in a certain mortgage deed given by Edward T. Purcell and Nancy L. Purcell to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for GMAC Mortgage Corporation dated May 25, 2005 and recorded on May 31, 2005 at the Stratford County Registry of Deeds at Book 3195, Page 819, and by assignment to Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2015-1, dated February 7, 2018 recorded IN Said Registry at Book 4549, Page 114, said mortgagee, in execution of said power, for mortgage conditions broken, will sell on the mortgaged premises 83 Bolan Road Milton, Stratford County, New Hampshire, at

PUBLIC AUCTION

on **August 20, 2019 at 12:00PM**, local time, all of said holder's right, title and interest in and to the real estate described is said mortgage deed.

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 65 Market Street, Manchester New Hampshire 03101.**

Terms of sale will by 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.

By its Attorneys,
BRAUCHER & AMANN, PLLC
65 Market Street, Manchester, NH 03101
(603) 486-153