

**MORTGAGEE'S NOTICE OF SALE OF  
REAL PROPERTY**

By virtue of the power of sale contained in a Mortgage given by Jeffrey S. Larrabee (“*Mortgagor*”) to PAM Realty, Inc., dated July 13, 2018 and recorded at the Merrimack County Registry of Deeds at Book 3601, Page 656 on July 16, 2018 (“the Mortgage”), PAM Realty, Inc. (“*Mortgagee*”), being the holder of said Mortgage, pursuant to and in execution of said power of sale and for breach of the conditions of the Mortgage, and for purposes of foreclosing the same, will sell at

**Public Auction  
On  
March 24, 2020  
At  
11 o'clock a.m.**

Said sale being located on the mortgaged commercial premises and having a present address of Hackett Hill Road, New Hampshire, the following described premises:

That certain Access & Utility Easement Deed, and sign, dated as of July 13, 2018 by and between Granite Woods, LLC, a New Hampshire limited liability company, as site owner, and Jeffrey S. Larrabee, as grantee, recorded at Book 3601, Page 641, of the records of Merrimack County, State of New Hampshire, located on Hackett Hill Road and further shown as areas entitled “17-7” and “Parcel B” on a plan entitled “Lot Line Adjustment Plan, Hackett Hill Road, Hooksett, New Hampshire” dated May 22, 2015, and recorded in the Merrimack County Registry of Deeds as Plan #201500011743.

NOTICE TO THE MORTGAGOR AND ALL INTERESTED PARTIES: 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 address of the mortgagee for service of process is PAM Realty, Inc., a Massachusetts Corporation with a mailing address of P.O. Box788, Westborough, Massachusetts 01581 and the name of the mortgagee’s agent for service of process is Pamela Massad.

You can contact the New Hampshire Banking Department by e-mail at [nhbd@banking.nh.gov](mailto:nhbd@banking.nh.gov). 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.

LIENS AND ENCUMBRANCES: The Mortgaged Premises shall be sold “AS IS, WHERE IS”, and will be subject to any and all easements, unpaid taxes, liens, encumbrances and rights and interests 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.

### **TERMS OF SALE**

A deposit of \$25,000.00 in the form of certified check or bank treasurer's check or other funds satisfactory to Mortgagee or its representative will be required to be delivered at or before the time the bid is offered. 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 in cash, bank treasurer's check or by certified check within thirty (30) days from the date of the public auction. If the successful bidder fails to complete the purchase, the Mortgagee may, at its option, retain the deposit as liquidated damages. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to cancel or continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. Such changes or amendments shall be binding on all bidders. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Dated at Londonderry, New Hampshire, on October 30, 2019.

PAM Realty, Inc.  
By its Counsel  
Law Offices of Gould & Gould  
*By: KENNETH J. Gould, Esquire*  
183 Mammoth Road  
Londonderry, NH 03053  
(603) 434-3437

(UL – February 28, March 6, March 13, 2020)