

Legal Notice

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 **Julio C. Ble, Jr. and Melissa L. Ble** (the "Mortgagor") to Mortgage Electronic Registration Systems, Inc. as nominee for Principal Residential Mortgage, Inc., and now held by **Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2023-1** (the "Mortgagee"), said mortgage dated April 23, 2003, and recorded in the Strafford County Registry of Deeds in Book 2739, Page 972, as affected by a Loan Modification dated May 25, 2023 and recorded in the Strafford County Registry of Deeds in Book 5118, Page 278; (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 **May 29, 2026 at 11:00 AM**

Said sale to be held on the mortgaged premises hereinafter described and having a present address of 7 James Henry Dr, Barrington, Strafford County, NH 03825.

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 Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2023-1. 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 nhbhd@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 March 28, 2026.

Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2023-1

By its Attorney,
 Jeffrey J. Hardiman
 Brock & Scott, PLLC
 270 Farmington Avenue
 Suite 151
 Farmington, CT 06032
 (UL - Apr. 1, 8, 15)

When required to place a legal notice...
New Hampshire Union Leader
 and
New Hampshire Sunday News
 make it easy for you.
 Call or email us at
603-668-4231 x 264 or
legals@unionleader.com

Legal Notice

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on March 5, 2009, a certain Mortgage was executed by **Rachel R. Robidoux**, as mortgagor in favor of MetLife Home Loans, a Division of MetLife Bank, N.A., as mortgagee, and was recorded on March 10, 2009 in Book 3718, Page 398 in the Strafford County Registry of Deeds, Dover, New Hampshire; and

WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Mortgage is now owned by the Secretary, pursuant to an assignment dated November 18, 2014, and recorded on February 9, 2015, in Book 4272, Page 756, in the Strafford County Registry of Deeds, Dover, New Hampshire; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage because of the violation of Paragraph 9 Grounds for Acceleration of Debt; (b)(iii) An obligation of the Borrower under this Security Instrument

is not performed; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on March 27, 2026 in Book 5342, Page 620 in the Strafford County Registry of Deeds, Dover, New Hampshire, notice is hereby given that on May 7, 2026 at 11:00 AM local time, all real and personal property, if applicable, at or used in connection with the property located at 20 Howard Brook Drive, Rochester, New Hampshire as more particularly described in said Mortgage, ("Property") will be sold at public auction to the highest bidder, subject to any and all outstanding real estate taxes and municipal charges.

The auction will be held at 20 Howard Brook Drive, Rochester, New Hampshire

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his/her prorata share of any real estate taxes that have been paid by the Secretary past the date of the foreclosure auction.

When making their bids, all bidders except the Secretary, must submit a deposit in the amount of \$5,000.00 in the form of a certified check or cashier's check payable to the Secretary of HUD. The deposit of the successful bidder is nonrefundable and will be applied to the purchase price. The remainder of the purchase price must be delivered within thirty (30) days of the auction or at such other time as the Secretary may determine for good cause shown, time being of the essence. The remainder of the purchase price must be delivered in the form of a certified or cashier's check made payable to the Secretary of HUD within thirty (30) days of the auction or at such other time as the Secretary may determine for good cause shown. **TIME BEING OF THE ESSENCE.** If the Secretary is the highest bidder, he/she need not pay the bid amount in cash. The successful bidder will pay all conveyance fees, all outstanding real estate taxes, municipal charges, condominium charges, if any, and all other costs associated with the transfer of title. At the conclusion of the auction, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to close. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be paid in the form of a certified or cashier's check made payable to the Secretary of HUD and delivered to the Foreclosure Commissioner. If the successful bidder closes prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due at closing.

If the successful bidder is unable to close within the required period, or within any extensions of time granted by the Secretary, the deposit will be forfeited. At the election of the Foreclosure Commissioner after consultation with the HUD representative, the successful high bidder will be liable to HUD for any costs incurred as a result of such failure. The Foreclosure Commissioner may offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. All other terms of the auction would remain the same. If the second highest bidder accepts the Foreclosure Commissioner's offer, the second highest bidder must remit a deposit in the form of a certified or cashier's check made payable to the Secretary of HUD within twenty four (24) hours. If the second highest bidder rejects the Foreclosure Commissioner's offer, no further offers will be made and the auction will be canceled.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the foreclosure auction as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled auction shall be canceled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than three (3) days before the date of the auction, or otherwise, that the default or defaults upon which the foreclosure is/are based did not exist at the time of service of this Notice of Default and Foreclosure Sale, or all amounts due under the Mortgage are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before the public auction of the property is completed.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure auction shall be submitted to the address of the Foreclosure Commissioner provided below.
 Date: March 30, 2026
 Susan W. Cody, Attorney & Foreclosure Commissioner
 KORDE & ASSOCIATES, P.C.
 900 Chelmsford Street, Suite 3102
 Lowell, MA 01851
 Tel. (978) 256-1500
 File No. 26-051666 - Robidoux

Legal Notice

(HUD FY 2026 Annual Action Plan)

In accordance with the City of Manchester's Citizen Participation Plan, notice is hereby given that as part of the development process of the City's FY2027 Community Improvement Program, the City of Manchester Planning and Com-

munity Development Department has prepared a draft of the HUD FY2026 Annual Action Plan. The draft will be available for public review during a 30-day comment period beginning Wednesday, April 15, 2026 at 5 p.m. through Friday, May 15, 2026 at 5 p.m.

The Action Plan is an annual element of the five-year Consolidated Plan, which is a prerequisite for the receipt of funding from the U.S. Department of Housing & Urban Development (HUD), including Community Development Block Grant (CDBG) and HOME funding. The estimated level of funding for each is as follows: CDBG entitlement funds, including program income and unprogrammed funds in the amount of \$1,685,148; HOME entitlement funds, including program income and unprogrammed funds, in the amount of \$813,794.44. **for a total entitlement funding of \$2,498,942.44.** Submittal to HUD of the Federal Fiscal Year 2026 Annual Action Plan will occur upon approval by the Board of Mayor and Aldermen, slated to happen in June.

The Action Plan includes a number of activities that will primarily benefit low to moderate income City residents, either directly or indirectly. The Action Plan also includes a summary of the consultation process and coordination between the City and the Manchester Continuum of Care to support homelessness needs and services with entitlement funds. Proposed activities encompass (1) Public Services Activities which include health care services, youth outreach, after school and educational and recreational programs, social services and neighborhood safety oriented programs; (2) Homeless Prevention and Homeless Support Services; (3) General Municipal and Community Development Programs including neighborhood and housing revitalization, infrastructure improvements, lead paint hazard remediation; and (4) Planning and Administration to include administrative costs for overall program activities and contingencies.

Copies of the draft Annual Action Plan will be available for public inspection for 30 days beginning on April 15, 2026 at 5:00 p.m. at the following locations during regular business hours:

Planning & Community Development Department, One City Hall Plaza, Manchester, NH;

Manchester City Library, 405 Pine Street, Manchester, NH;

Manchester Community Resource Center, 434 Lake Avenue, Manchester, NH;

Available digitally at: <http://www.manchesternh.gov/Departments/Planning-and-Comm-Dev/CCommunity-Improvement-Program/HUD-Submittals>

Questions regarding the Action Plan may be addressed to Community Grants Manager, Chelcie Pinsonneault, in the Planning and Community Development Department at 603-624-6450.

The public is encouraged to submit comments on the proposed Annual Action Plan through May 15, 2026. Please submit written comments to the City of Manchester Department of Planning and Community Development, Community Improvement Program, One City Hall Plaza, Manchester, NH 03101.

Signed: Jeffrey D. Belanger, AICP
 Director of Planning and Community Development
 (UL - Apr. 15)

Legal Notice

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by **William Galloway** to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Equi-First Corporation, its successors and assigns, dated April 21, 2006 and recorded with the Strafford County Registry of Deeds in Book 3382, Page 118, of which mortgage U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-EQ1 is the present holder by assignment, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at **33 Eastern Avenue /1/a/ 101 Barrington East, Unit No. 1, Bldg 1, Cluster 1, of the Barrington East Condominium, Barrington, Strafford County, New Hampshire** will be sold at a Public Auction at **2:00 PM on May 13, 2026**, being the premises described in the mortgage to which reference is made for a more particular description thereof. Said public auction will occur on the Mortgaged Premises.

For mortgagor's title, see deed recorded with the Strafford County Registry of Deeds in Book 3382, Page 116.

NOTICE TO THE MORTGAGOR AND ALL INTERESTED PARTIES: 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 AGENTS FOR SERVICE OF PROCESS ARE:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-EQ1, 425 Walnut Street, Cincinnati, OH 45202 (Mortgagee)

NewRez LLC d/b/a Shellpoint Mortgage Servicing, c/o Corporation Service Company, 10 Ferry Street, Suite 313, Concord, NH 03301 (Mortgage Servicer)

You can contact the New Hampshire Banking Department at 53 Regional Drive #200, Concord, NH 03301 Tel (603) 271-3561 and by email at nhbd@banking.nh.gov.

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.

LIENS AND ENCUMBRANCES: The Mortgaged Premises shall be sold subject to any and all easements, unpaid taxes, liens, encumbrances and rights, title and interests of third persons of any and every nature whatsoever which are or may be entitled to precedence over the Mortgage.

NO WARRANTIES: The Mortgaged Premises shall be sold by the Mortgagee and accepted by the successful bidder "AS IS" AND "WHERE IS" and with all faults. Except for warranties arising by operation of law, if any, the conveyance of the Mortgaged Premises will be made by the Mortgagee and accepted by the successful bidder without any express or implied warranties whatsoever, including, without limitation, any representations or warranties with respect to title, possession, permits, approvals, recitation of acreage, hazardous materials and physical condition. All risk of loss or damage to the Mortgaged Premises shall be assumed and borne by the successful bidder immediately after the close of bidding.

TERMS OF SALE: To qualify to bid, bidders must register to bid and present to the Mortgagee or its agent the sum of Five Thousand Dollars and 00/100 (\$5,000.00) by certified check or other form of payment acceptable to the Mortgagee or its agent prior to the commencement of the public auction. The balance of the purchase price must be paid in full by the successful bidder by certified check within thirty (30) days from the date of the public auction, or on delivery of the foreclosure deed, at the option of the Mortgagee. The deposits placed by unsuccessful bidders shall be returned to those bidders at the conclusion of the public auction. The successful bidder shall execute a Memorandum of Foreclosure Sale immediately after the close of bidding. If the successful bidder fails to complete the purchase of the Mortgaged Premises, the Mortgagee may, at its option, retain the deposit as liquidated damages.

RESERVATION OF RIGHTS: The Mortgagee reserves the right to (i) cancel or continue the foreclosure sale to such subsequent date or dates as the Mortgagee may deem necessary or desirable, (ii) bid upon and purchase the Mortgaged Premises at the foreclosure sale, (iii) reject any and all bids for the Mortgaged Premises and (iv) amend or change the terms of sale set forth herein by announcement, written or oral, made before or during the foreclosure sale. Such change(s) or amendment(s) shall be binding on all bidders.

Other terms to be announced at sale.

U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-EQ1 Present holder of said mortgage, by its Attorneys
 Susan W. Cody
 Korde & Associates, P.C.
 900 Chelmsford Street, Suite 3102
 Lowell, MA 01851
 (978) 256-1500
 ALW 25-049348 Galloway

Public Notices...
They're how you know!
 Public Notices help citizens to stay alert to what is happening in the community
New Hampshire Union Leader
 and
New Hampshire Sunday News
 make it easy for you.
 Call or email us at
603-668-4321 x 264
 or
legals@unionleader.com

Legal Notice

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by **Jennifer Lyn Colena and Derek Andrew Bentley** to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Norwich Commercial Group, Inc. D/B/A Norcom Mortgage, its successors and assigns, dated January 19, 2024 and recorded with the Grafton County Registry of Deeds in Book 4848, Page 369, of which mortgage U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for RCF 2 EBO Trust is the present holder by assignment, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at **144 Atwood Street, Lisbon, Grafton County, New Hampshire** will be sold at a Public Auction at **2:00 PM on April 29, 2026**, being the premises described in the mortgage to which reference is made for a more particular description thereof. Said public auc-

tion will occur on the Mortgaged Premises.

For mortgagor's title, see deed recorded with the Grafton County Registry of Deeds in Book 4848, Page 367.

NOTICE TO THE MORTGAGOR AND ALL INTERESTED PARTIES: 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 AGENTS FOR SERVICE OF PROCESS ARE:

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 EBO TRUST, 1011 Centre Road, Suite 203, Wilmington, DE 19805 (Mortgagee)

SELENE FINANCE, LP c/o Corporation Service Company, 10 Ferry Street, Suite 313, Concord, NH 03301 (Mortgage Servicer)

You can contact the New Hampshire Banking Department at 53 Regional Drive #200, Concord, NH 03301 Tel (603) 271-3561 and by email at nhbd@banking.nh.gov

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.

LIENS AND ENCUMBRANCES: The Mortgaged Premises shall be sold subject to any and all easements, unpaid taxes, liens, encumbrances and rights, title and interests of third persons of any and every nature whatsoever which are or may be entitled to precedence over the Mortgage.

NO WARRANTIES: The Mortgaged Premises shall be sold by the Mortgagee and accepted by the successful bidder "AS IS" AND "WHERE IS" and with all faults. Except for warranties arising by operation of law, if any, the conveyance of the Mortgaged Premises will be made by the Mortgagee and accepted by the successful bidder without any express or implied warranties whatsoever, including, without limitation, any representations or warranties with respect to title, possession, permits, approvals, recitation of acreage, hazardous materials and physical condition. All risk of loss or damage to the Mortgaged Premises shall be assumed and borne by the successful bidder immediately after the close of bidding.

TERMS OF SALE: To qualify to bid, bidders must register to bid and present to the Mortgagee or its agent the sum of Five Thousand Dollars and 00/100 (\$5,000.00) by certified check or other form of payment acceptable to the Mortgagee or its agent prior to the commencement of the public auction. The balance of the purchase price must be paid in full by the successful bidder by certified check within thirty (30) days from the date of the public auction, or on delivery of the foreclosure deed, at the option of the Mortgagee. The deposits placed by unsuccessful bidders shall be returned to those bidders at the conclusion of the public auction. The successful bidder shall execute a Memorandum of Foreclosure Sale immediately after the close of bidding. If the successful bidder fails to complete the purchase of the Mortgaged Premises, the Mortgagee may, at its option, retain the deposit as liquidated damages.

RESERVATION OF RIGHTS: The Mortgagee reserves the right to (i) cancel or continue the foreclosure sale to such subsequent date or dates as the Mortgagee may deem necessary or desirable, (ii) bid upon and purchase the Mortgaged Premises at the foreclosure sale, (iii) reject any and all bids for the Mortgaged Premises and (iv) amend or change the terms of sale set forth herein by announcement, written or oral, made before or during the foreclosure sale. Such change(s) or amendment(s) shall be binding on all bidders.

Other terms to be announced at sale.

U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Owner Trustee for RCF 2 EBO Trust Present holder of said mortgage, by its Attorneys
 Susan W. Cody
 Korde & Associates, P.C.
 900 Chelmsford Street, Suite 3102
 Lowell, MA 01851
 (978) 256-1500
 SLE 25-048048 Colena

Legal Notice

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 **Hazel B Tibbetts** (the "Mortgagor") to The United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture and now held by United States of America, acting through the Rural Housing Service, its successors and assigns, United States Department of Agriculture (the "Mortgagee"), said mortgage dated July 30, 2001, and recorded with the Carroll County Registry of Deeds in Book 1944 at Page 258 (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
 May 6, 2026
 at 11:00 AM

Said sale to be held on the mortgaged premises having a present address of 108 Great East Lane, Sanbornville, Carroll County, New Hampshire. The premises are more particularly described in the mortgage.

SUBJECT TO: A prior mortgage dated April 19, 1988, and recorded in Book 1320 at Page 158, as affected by that certain Confirmatory Mortgage recorded September 14, 1992 in Book 1499 Page 542

For Mortgagor's Title see deed recorded in Book 1944 at Page 256 with the Carroll County Registry of Deeds.

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:

Marinosci Law Group, P.C.
 275 West Natick Road, Suite 500
 Warwick, RI 02886

The contact information for the New Hampshire Banking Department is:

New Hampshire Banking Department
 53 Regional Drive, Suite 200
 Concord, NH 03301
nhbd@banking.nh.gov
 (603) 271-3561 - main office
 (800) 437-5991 - toll free

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 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 Ten Thousand (\$10,000.00) 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 forty-five (45) 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 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.

Dated at Warwick, Rhode Island on March 12, 2026.

United States of America, acting through the Rural Housing Service, its successors and assigns, United States Department of Agriculture
 By its Attorneys
 Marinosci Law Group, P.C.
 275 West Natick Road, Suite 500
 Warwick, RI 02886
 Telephone: (401) 234-9200
 MLG File No.: 23-05294
 (UL - Apr. 15, 22, 29)

TOWN OF HUDSON ZONING BOARD OF ADJUSTMENT Notice of Public Meeting & Hearings THURSDAY, APRIL 23, 2026

The Hudson Zoning Board of Adjustment will hold a public meeting on **Thursday, April 23, 2026 at 7:00 PM** in the Community Development Paul Buxton Meeting Room in the lower level of Hudson Town Hall, 12 School St., Hudson, NH (please enter by the ramp entrance at right side).

PUBLIC HEARING OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

- Case 211-067 (04-23-26):** Hudson Community Food Pantry Corp., 23 Library Street, Hudson, NH, requests a **variance** for **72 Burns Hill Rd., Hudson, NH** to subdivide a portion of the 25-acre lot to be used for a community food pantry classified as a civic use (D-22) where this use is not allowed in the Residential-Two (R-2) district. [Map 211, Lot 067, Sublot-000; Zoned Residential-Two (R-2); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses]
- Case 176-026 (04-23-26):** Farrukh Chaudhry, 214 Central St., Hudson, NH, requests a **variance** for **214-216 Central St., Hudson, NH** to replace a nonconforming 32.16 sqft. existing backlit street sign with a 26.9 sqft. programmable (two-sided) LED sign where a nonconforming structure may not be altered or expanded, except by variance per HZO §334-31 - Nonconforming structures. The freestanding sign is nonconforming due to a setback distance less than 25 feet from the right-of-way. [Map 176, Lot 026, Sublot-000; Zoned Business (B); HZO Article XII: Signs; §334-60 C, General Requirements & §334-64 C, Freestanding business and industrial signs]
- Case 245-012 (04-23-26):** Bradford Baker, Sr., 23 Fairway Dr., Hudson, NH requests a **variance** to allow a proposed concrete slab foundation with a metal garage to encroach the side yard setback by 2 feet leaving 13 feet of side yard setback where 15 feet is required. [Map 245, Lot 012, Sublot-000; Zoned Residential-One (R-1); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]

Ben Witham-Gradert, Associate Planner