

PROPERTY INFORMATION PACKAGE #25-2123 – 25-2126

Mortgagee's Foreclosure AUCTIONS

RESIDENTIAL, MULTI-UNIT & INCOME PROPERTY

TUESDAY, JULY 22 – AUCTIONS ON-SITE

Postponed from Thur., May 22

10AM: 8 ALTHEA LN. UNIT 26, NASHUA, NH

2,070+/- sf, 3BR Residential Condo (Ref# 25-2123)

11AM: 35-37 COURTLAND ST., NASHUA, NH

4,708+/- sf 6-Unit Apt. Bldg. (Ref# 25-2124)

1PM: 99 CAMBRIDGE RD., BEDFORD, NH

3,730+/- sf, 3BR Home on 5+/- ac. (Ref# 25-2125)

2PM: 675 COOLIDGE AVE., MANCHESTER, NH

1,932+/- sf, 2BR Ranch on .4+/- ac. (Ref# 25-2126)

MA Auc. Lic. #111



Re: Premises located at 8 Althea Lane, Unit #26, Nashua, New Hampshire

The undersigned, as counsel to The Lowell Five Cent Savings Bank, hereby serves notice that the foreclosure sale of the above-referenced premises originally noticed and scheduled for Thursday, May 22, 2025 has been POSTPONED AND RESCHEDULED to **Tuesday**, **July 22**, **2025 at 10:00 A.M.** on the Premises.

Prospective purchasers and other interested persons may obtain more information from JJ Manning Auctioneers, 179 Old King's Highway, Yarmouth Port, MA 02675 at (800) 521-0111 or www.JJManning.com.

Dated this 20th day of May, 2025

THE LOWELL FIVE CENT SAVINGS BANK

/s/ Gregory A. Moffett

GREGORY A. MOFFETT
Preti, Flaherty, Beliveau & Pachios, PLLP
P.O. Box 1318
Concord, New Hampshire 03302-1318
Phone (603) 410-1500
Fax (603) 410-1501
gmoffett@preti.com

VIA FIRST CLASS MAIL:

Jessica A. Manoukian 6 Powers Road Hollis, NH 03049

36 Seminole Holdings LLC 253 Main Street Nashua, NH 03060

Re: Premises located at 35-37 Courtland Street, Nashua, New Hampshire

The undersigned, as counsel to The Lowell Five Cent Savings Bank, hereby serves notice that the foreclosure sale of the above-referenced premises originally noticed and scheduled for Thursday, May 22, 2025 has been POSTPONED AND RESCHEDULED to **Tuesday**, **July 22**, **2025 at 11:00 A.M.** on the Premises.

Prospective purchasers and other interested persons may obtain more information from JJ Manning Auctioneers, 179 Old King's Highway, Yarmouth Port, MA 02675 at (800) 521-0111 or www.JJManning.com.

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VIA FIRST CLASS MAIL:

Courtland Street Nashua Holdings, LLC Attn: Jessica Manoukian, Member 253 Main Street Nashua, NH 03060

Jessica Manoukian, Manager/Guarantor 253 Main Street Nashua, NH 03060

Re: Premises located at 99 Cambridge Road, Bedford, New Hampshire

The undersigned, as counsel to The Lowell Five Cent Savings Bank, hereby serves notice that the foreclosure sale of the above-referenced premises originally noticed and scheduled for Thursday, May 22, 2025 has been POSTPONED AND RESCHEDULED to **Tuesday**, **July 22**, **2025 at 1:00 P.M.** on the Premises.

Prospective purchasers and other interested persons may obtain more information from JJ Manning Auctioneers, 179 Old King's Highway, Yarmouth Port, MA 02675 at (800) 521-0111 or www.JJManning.com.

Dated this 20th day of May, 2025

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Concord, New Hampshire 03302-1318
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gmoffett@preti.com

VIA FIRST CLASS MAIL:

99 Cambridge Road, LLC Attn: Jessica Manoukian, Member/Manager 253 Main Street Nashua, NH 03060

Jessica Manoukian, Manager/Guarantor 253 Main Street Nashua, NH 03060

Re: Premises located at 675 Coolidge Avenue, Manchester, New Hampshire

The undersigned, as counsel to The Lowell Five Cent Savings Bank, hereby serves notice that the foreclosure sale of the above-referenced premises originally noticed and scheduled for Thursday, May 22, 2025 has been POSTPONED AND RESCHEDULED to **Tuesday**, **July 22**, **2025 at 2:00 P.M.** on the Premises.

Prospective purchasers and other interested persons may obtain more information from JJ Manning Auctioneers, 179 Old King's Highway, Yarmouth Port, MA 02675 at (800) 521-0111 or www.JJManning.com.

Dated this 20th day of May, 2025

THE LOWELL FIVE CENT SAVINGS BANK

/s/ Gregory A. Moffett

GREGORY A. MOFFETT
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P.O. Box 1318
Concord, New Hampshire 03302-1318
Phone (603) 410-1500
Fax (603) 410-1501
gmoffett@preti.com

VIA FIRST CLASS MAIL:

Coolidge Ave Estates, LLC Attn: Jessica Manoukian, Member/Manager 253 Main Street Nashua, NH 03060

Jessica Manoukian, Manager/Guarantor 253 Main Street Nashua, NH 03060

LEGAL NOTICE OF FORECLOSURE SALE

Pursuant to a power of sale contained in a certain Commercial Real Estate Mortgage from Jessica A. Manoukian ("Mortgagor"), said Mortgage being dated April 30, 2014 and recorded at the Hillsborough County (NH) Registry of Deeds (the "Registry") at Book 8656, Page 504 ("Mortgage"), granted to The Lowell Five Cent Savings Bank ("Mortgagee"), with offices at 30 International Place, Tewksbury, MA 01876, Mortgagee, as holder of the Mortgage, and in execution of said power and rights, for mortgage conditions broken, will foreclose upon and sell the property described in the Mortgage, at public auction, as specified below.

Time and Place of Sale; Premises to be Sold:

On Thursday, May 22, 2025 at 10:00 a.m. EST, Mortgagee will offer for sale, at public auction, the mortgaged premises as described in the Mortgage (the "Premises"), consisting of the land and improvements in Nashua, New Hampshire, which is believed to have a current address of 8 Althea Lane, Unit #26, Nashua, Hillsborough County, New Hampshire, and which is also believed to be designated as City of Nashua Assessor's Tax Map E Lot 202 Sublot 26. The foreclosure auction (the "Sale") will be conducted at 8 Althea Lane, Unit #26, Nashua, Hillsborough County, New Hampshire.

A legal description of the Premises is included in the Mortgage, which is available for inspection at the Hillsborough County (NH) Registry of Deeds or upon request from the undersigned. In the event of any discrepancy between the description of the Premises contained in this notice and the Premises as described in the Mortgage, the terms of the Mortgage shall control.

The Sale will be conducted to foreclose all rights of redemption of the Mortgagor and any and all persons, firms, corporations, entities, or agencies claiming by, from or under the Mortgagor.

Terms of Sale

The Premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens therefore, and all other liens, easements, rights and encumbrances of any and every nature which are or may be entitled to precedence over the Mortgage.

In order to qualify to bid at the Sale, prospective bidders must deliver to the Mortgagee or its agent at time of the Sale a \$10,000 deposit ("Deposit") in cash or by certified check, cashier's or treasurer's check or bank draft or other form of payment acceptable to Mortgagee in its sole discretion ("Satisfactory Funds"). The successful bidder(s) at the sale shall be required to sign a Memorandum Agreement of Sale ("Memorandum") at the conclusion of the Sale. Mortgagee shall have the right to retain the Deposit in the event that the successful bidder fails or refuses to execute the Memorandum or to timely complete the purchase of the Premises on the terms set forth in the Memorandum. Mortgagee expressly reserves, in addition to its right to retain the Deposit, all rights at law and equity to enforce or recover damages with respect to any breach of the Memorandum. Unless otherwise provided in the Memorandum, all additional terms and conditions announced at the sale by Mortgagee or its agents shall be deemed incorporated in the Memorandum.

The successful bidder shall be required to deliver to Mortgagee, within three (3) business days following the auction, <u>time being of the essence</u>, either (i) additional Satisfactory Funds in the amount necessary to increase the Deposit to ten percent (10%) of the total amount of the winning bid or (ii) written proof acceptable to Mortgagee, in its sole discretion, of the successful bidder's financial ability to timely pay the balance of the bid price. Deposits of unsuccessful bidders shall be returned at the conclusion of the public auction.

Conveyance of the Premises shall be by foreclosure deed to be delivered to the successful bidder upon the Mortgagee's timely receipt of the balance of the purchase price and the successful bidder's satisfaction of the terms and conditions of the Memorandum. The closing must take place within forty-five (45) days after the Sale, time being of the essence. The purchaser shall be responsible for the recording of and shall pay all transfer taxes and recording fees due in connection with the foreclosure deed.

No Warranties

THE PREMISES WILL BE OFFERED AND SOLD "AS IS AND WHERE IS," WITHOUT WARRANTY AS TO ANY ENVIRONMENTAL OR OTHER CONDITION OF OR TITLE TO THE PREMISES, AND WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES OR REPRESENTATIONS OF ANY KIND OR NATURE WHATSOEVER, INCLUDING WITHOUT LIMITATION, THE SO-CALLED IMPLIED WARRANTIES OF TITLE, MERCHANTABILITY, AND FITNESS FOR A PARTICULAR PURPOSE, SUCH WARRANTIES BEING ALL EXPRESSLY DISCLAIMED BY MORTGAGEE. Mortgagee makes no representations or warranties with respect to (a) the accuracy of any statement as to the boundaries, acreage, frontage or other matters in the description of the Premises, (b) the legal status or condition of any building or improvements on the Premises, or (c) the Premises' compliance with zoning or any other federal, state, or local law or regulation.

Reserved Rights

The Mortgagee, in its sole discretion, may amend or alter the terms of the Sale at the Sale or any postponement thereof, orally or by written notice at or prior thereto, with such amended or altered terms to be binding upon all bidders. Mortgagee may postpone, continue, suspend, or cancel the Sale by written notice or by announcement or posting at the Premises. The Mortgagee may bid on, and make successive bids on, and purchase the Premises at the Sale, and may reject, disqualify, or accept bids at its sole discretion. In the event that a successful bidder fails to execute the Memorandum or to timely complete the purchase of the Premises on the terms set forth in the Memorandum, Mortgagee shall have the right, but not the obligation, to (i) convey the Premises to any other bidder at the Sale, then or thereafter agreeing to purchase, with such purchase to be otherwise in accordance with the terms of the Memorandum, or (ii) at Mortgagee's election, and without obligation, purchase the Premises for itself at the price bid by the bidder who failed to close. Any such alternate disposition of the Premises shall in no way waive or limit Mortgagee's right to retain the Deposit or pursue its other rights and remedies against a non-closing successful bidder.

NOTICE TO THE MORTGAGOR AND ANY OTHER PERSON CLAIMING UNDER THE MORTGAGOR OR CLAIMING AN INTEREST IN OR A LIEN OR OTHER ENCUMBRANCE ON THE PREMISES: 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. Failure to institute such petition and complete such service upon the Mortgagee or its agent conducting the Sale prior to the Sale shall thereafter bar any action or right of action of the Mortgagor based on the validity of the foreclosure.

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.

For Service of Process, Mortgagee's agent and address is Preti Flaherty Beliveau & Pachios, PLLP, 57 N. Main Street, P.O. Box 1318, Concord, NH 03302-1318.

Prospective bidders should contact JJ Manning Auctioneers, 179 Old King's Highway, Yarmouth Port, MA 02675 at (800) 521-0111; www.JJManning.com for further information.

Dated this 4th day of April, 2025

THE LOWELL FIVE CENT SAVINGS BANK By its Attorneys, PRETI FLAHERTY BELIVEAU & PACHIOS, PLLP

/s/ Gregory A. Moffett
GREGORY A. MOFFETT
Preti, Flaherty, Beliveau & Pachios, PLLP
P.O. Box 1318
Concord, New Hampshire 03302-1318
Phone (603) 410-1500

Fax (603) 410-1501 gmoffett@preti.com

LEGAL NOTICE OF FORECLOSURE SALE

Pursuant to a power of sale contained in a certain Commercial Real Estate Mortgage by Courtland Street Nashua Holdings, LLC ("Mortgagor"), said Mortgage being dated October 16, 2014 and recorded at the Hillsborough County (NH) Registry of Deeds (the "Registry") at Book 8699, Page 2893 ("Mortgage"), granted to The Lowell Five Cent Savings Bank ("Mortgagee"), with offices at 30 International Place, Tewksbury, MA 01876, Mortgagee, as holder of the Mortgage, and in execution of said power and rights, for mortgage conditions broken, will foreclose upon and sell the property described in the Mortgage, at public auction, as specified below.

Time and Place of Sale; Premises to be Sold:

On Thursday, May 22, 2025 at 11:00 a.m. EST, Mortgagee will offer for sale, at public auction, the mortgaged premises as described in the Mortgage (the "Premises"), consisting of the land and improvements in Nashua, New Hampshire, which is believed to have a current address of 35-37 Courtland Street, Nashua, Hillsborough County, New Hampshire, and which is also believed to be designated as City of Nashua Assessor's Tax Map 66 Lot 30. The foreclosure auction (the "Sale") will be conducted at 35-37 Courtland Street, Nashua, Hillsborough County, New Hampshire.

A legal description of the Premises is included in the Mortgage, which is available for inspection at the Hillsborough County (NH) Registry of Deeds or upon request from the undersigned. In the event of any discrepancy between the description of the Premises contained in this notice and the Premises as described in the Mortgage, the terms of the Mortgage shall control.

The Sale will be conducted to foreclose all rights of redemption of the Mortgagor and any and all persons, firms, corporations, entities, or agencies claiming by, from or under the Mortgagor.

Terms of Sale

The Premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens therefore, and all other liens, easements, rights and encumbrances of any and every nature which are or may be entitled to precedence over the Mortgage.

In order to qualify to bid at the Sale, prospective bidders must deliver to the Mortgagee or its agent at time of the Sale a \$10,000 deposit ("Deposit") in cash or by certified check, cashier's or treasurer's check or bank draft or other form of payment acceptable to Mortgagee in its sole discretion ("Satisfactory Funds"). The successful bidder(s) at the sale shall be required to sign a Memorandum Agreement of Sale ("Memorandum") at the conclusion of the Sale. Mortgagee shall have the right to retain the Deposit in the event that the successful bidder fails or refuses to execute the Memorandum or to timely complete the purchase of the Premises on the terms set forth in the Memorandum. Mortgagee expressly reserves, in addition to its right to retain the Deposit, all rights at law and equity to enforce or recover damages with respect to any breach of the Memorandum. Unless otherwise provided in the Memorandum, all additional terms and conditions announced at the sale by Mortgagee or its agents shall be deemed incorporated in the Memorandum.

The successful bidder shall be required to deliver to Mortgagee, within three (3) business days following the auction, <u>time being of the essence</u>, either (i) additional Satisfactory Funds in the amount necessary to increase the Deposit to ten percent (10%) of the total amount of the winning bid or (ii) written proof acceptable to Mortgagee, in its sole discretion, of the successful bidder's financial ability to timely pay the balance of the bid price. Deposits of unsuccessful bidders shall be returned at the conclusion of the public auction.

Conveyance of the Premises shall be by foreclosure deed to be delivered to the successful bidder upon the Mortgagee's timely receipt of the balance of the purchase price and the successful bidder's satisfaction of the terms and conditions of the Memorandum. The closing must take place within forty-five (45) days after the Sale, time being of the essence. The purchaser shall be responsible for the recording of and shall pay all transfer taxes and recording fees due in connection with the foreclosure deed.

No Warranties

THE PREMISES WILL BE OFFERED AND SOLD "AS IS AND WHERE IS," WITHOUT WARRANTY AS TO ANY ENVIRONMENTAL OR OTHER CONDITION OF OR TITLE TO THE PREMISES, AND WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES OR REPRESENTATIONS OF ANY KIND OR NATURE WHATSOEVER, INCLUDING WITHOUT LIMITATION, THE SO-CALLED IMPLIED WARRANTIES OF TITLE, MERCHANTABILITY, AND FITNESS FOR A PARTICULAR PURPOSE, SUCH WARRANTIES BEING ALL EXPRESSLY DISCLAIMED BY MORTGAGEE. Mortgagee makes no representations or warranties with respect to (a) the accuracy of any statement as to the boundaries, acreage, frontage or other matters in the description of the Premises, (b) the legal status or condition of any building or improvements on the Premises, or (c) the Premises' compliance with zoning or any other federal, state, or local law or regulation.

Reserved Rights

The Mortgagee, in its sole discretion, may amend or alter the terms of the Sale at the Sale or any postponement thereof, orally or by written notice at or prior thereto, with such amended or altered terms to be binding upon all bidders. Mortgagee may postpone, continue, suspend, or cancel the Sale by written notice or by announcement or posting at the Premises. The Mortgagee may bid on, and make successive bids on, and purchase the Premises at the Sale, and may reject, disqualify, or accept bids at its sole discretion. In the event that a successful bidder fails to execute the Memorandum or to timely complete the purchase of the Premises on the terms set forth in the Memorandum, Mortgagee shall have the right, but not the obligation, to (i) convey the Premises to any other bidder at the Sale, then or thereafter agreeing to purchase, with such purchase to be otherwise in accordance with the terms of the Memorandum, or (ii) at Mortgagee's election, and without obligation, purchase the Premises for itself at the price bid by the bidder who failed to close. Any such alternate disposition of the Premises shall in no way waive or limit Mortgagee's right to retain the Deposit or pursue its other rights and remedies against a non-closing successful bidder.

NOTICE TO THE MORTGAGOR AND ANY OTHER PERSON CLAIMING UNDER THE MORTGAGOR OR CLAIMING AN INTEREST IN OR A LIEN OR OTHER ENCUMBRANCE ON THE PREMISES: 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. Failure to institute such petition and complete such service upon the Mortgagee or its agent conducting the Sale prior to the Sale shall thereafter bar any action or right of action of the Mortgagor based on the validity of the foreclosure.

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.

For Service of Process, Mortgagee's agent and address is Preti Flaherty Beliveau & Pachios, PLLP, 57 N. Main Street, P.O. Box 1318, Concord, NH 03302-1318.

Prospective bidders should contact JJ Manning Auctioneers, 179 Old King's Highway, Yarmouth Port, MA 02675 at (800) 521-0111; www.JJManning.com for further information.

Dated this 4th day of April, 2025

THE LOWELL FIVE CENT SAVINGS BANK By its Attorneys, PRETI FLAHERTY BELIVEAU & PACHIOS, PLLP

/s/ Gregory A. Moffett
GREGORY A. MOFFETT
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P.O. Box 1318
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Phone (603) 410-1500

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LEGAL NOTICE OF FORECLOSURE SALE

Pursuant to a power of sale contained in a certain Commercial Real Estate Mortgage from 99 Cambridge Road, LLC ("Mortgagor"), said Mortgage being dated December 29, 2016 and recorded at the Hillsborough County (NH) Registry of Deeds (the "Registry") at Book 8932, Page 2212 ("Mortgage"), granted to The Lowell Five Cent Savings Bank ("Mortgagee"), with offices at 30 International Place, Tewksbury, MA 01876, Mortgagee, as holder of the Mortgage, and in execution of said power and rights, for mortgage conditions broken, will foreclose upon and sell the property described in the Mortgage, at public auction, as specified below.

Time and Place of Sale; Premises to be Sold:

On Thursday, May 22, 2025 at 1:00 p.m. EST, Mortgagee will offer for sale, at public auction, the mortgaged premises as described in the Mortgage (the "Premises"), consisting of the land and improvements in Bedford, New Hampshire, which is believed to have a current address of 99 Cambridge Road, Bedford, Hillsborough County, New Hampshire, and which is also believed to be designated as Town of Bedford Assessor's Tax Map 4 Lot 1 Sublot 67. The foreclosure auction (the "Sale") will be conducted at 99 Cambridge Road, Bedford, Hillsborough County, New Hampshire.

A legal description of the Premises is included in the Mortgage, which is available for inspection at the Hillsborough County (NH) Registry of Deeds or upon request from the undersigned. In the event of any discrepancy between the description of the Premises contained in this notice and the Premises as described in the Mortgage, the terms of the Mortgage shall control.

The Sale will be conducted to foreclose all rights of redemption of the Mortgagor and any and all persons, firms, corporations, entities, or agencies claiming by, from or under the Mortgagor.

Terms of Sale

The Premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens therefore, and all other liens, easements, rights and encumbrances of any and every nature which are or may be entitled to precedence over the Mortgage.

In order to qualify to bid at the Sale, prospective bidders must deliver to the Mortgagee or its agent at time of the Sale a \$20,000 deposit ("Deposit") in cash or by certified check, cashier's or treasurer's check or bank draft or other form of payment acceptable to Mortgagee in its sole discretion ("Satisfactory Funds"). The successful bidder(s) at the sale shall be required to sign a Memorandum Agreement of Sale ("Memorandum") at the conclusion of the Sale. Mortgagee shall have the right to retain the Deposit in the event that the successful bidder fails or refuses to execute the Memorandum or to timely complete the purchase of the Premises on the terms set forth in the Memorandum. Mortgagee expressly reserves, in addition to its right to retain the Deposit, all rights at law and equity to enforce or recover damages with respect to any breach of the Memorandum. Unless otherwise provided in the Memorandum, all additional terms and conditions announced at the sale by Mortgagee or its agents shall be deemed incorporated in the Memorandum.

The successful bidder shall be required to deliver to Mortgagee, within three (3) business days following the auction, <u>time being of the essence</u>, either (i) additional Satisfactory Funds in the amount necessary to increase the Deposit to ten percent (10%) of the total amount of the winning bid or (ii) written proof acceptable to Mortgagee, in its sole discretion, of the successful bidder's financial ability to timely pay the balance of the bid price. Deposits of unsuccessful bidders shall be returned at the conclusion of the public auction.

Conveyance of the Premises shall be by foreclosure deed to be delivered to the successful bidder upon the Mortgagee's timely receipt of the balance of the purchase price and the successful bidder's satisfaction of the terms and conditions of the Memorandum. The closing must take place within forty-five (45) days after the Sale, time being of the essence. The purchaser shall be responsible for the recording of and shall pay all transfer taxes and recording fees due in connection with the foreclosure deed.

No Warranties

THE PREMISES WILL BE OFFERED AND SOLD "AS IS AND WHERE IS," WITHOUT WARRANTY AS TO ANY ENVIRONMENTAL OR OTHER CONDITION OF OR TITLE TO THE PREMISES, AND WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES OR REPRESENTATIONS OF ANY KIND OR NATURE WHATSOEVER, INCLUDING WITHOUT LIMITATION, THE SO-CALLED IMPLIED WARRANTIES OF TITLE, MERCHANTABILITY, AND FITNESS FOR A PARTICULAR PURPOSE, SUCH WARRANTIES BEING ALL EXPRESSLY DISCLAIMED BY MORTGAGEE. Mortgagee makes no representations or warranties with respect to (a) the accuracy of any statement as to the boundaries, acreage, frontage or other matters in the description of the Premises, (b) the legal status or condition of any building or improvements on the Premises, or (c) the Premises' compliance with zoning or any other federal, state, or local law or regulation.

Reserved Rights

The Mortgagee, in its sole discretion, may amend or alter the terms of the Sale at the Sale or any postponement thereof, orally or by written notice at or prior thereto, with such amended or altered terms to be binding upon all bidders. Mortgagee may postpone, continue, suspend, or cancel the Sale by written notice or by announcement or posting at the Premises. The Mortgagee may bid on, and make successive bids on, and purchase the Premises at the Sale, and may reject, disqualify, or accept bids at its sole discretion. In the event that a successful bidder fails to execute the Memorandum or to timely complete the purchase of the Premises on the terms set forth in the Memorandum, Mortgagee shall have the right, but not the obligation, to (i) convey the Premises to any other bidder at the Sale, then or thereafter agreeing to purchase, with such purchase to be otherwise in accordance with the terms of the Memorandum, or (ii) at Mortgagee's election, and without obligation, purchase the Premises for itself at the price bid by the bidder who failed to close. Any such alternate disposition of the Premises shall in no way waive or limit Mortgagee's right to retain the Deposit or pursue its other rights and remedies against a non-closing successful bidder.

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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.

For Service of Process, Mortgagee's agent and address is Preti Flaherty Beliveau & Pachios, PLLP, 57 N. Main Street, P.O. Box 1318, Concord, NH 03302-1318.

Prospective bidders should contact JJ Manning Auctioneers, 179 Old King's Highway, Yarmouth Port, MA 02675 at (800) 521-0111; www.JJManning.com for further information.

Dated this 4th day of April, 2025

THE LOWELL FIVE CENT SAVINGS BANK By its Attorneys, PRETI FLAHERTY BELIVEAU & PACHIOS, PLLP

/s/ Gregory A. Moffett
GREGORY A. MOFFETT
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LEGAL NOTICE OF FORECLOSURE SALE

Pursuant to a power of sale contained in a certain Commercial Real Estate Mortgage from Coolidge Ave Estates LLC a/k/a Coolidge Ave Estates, LLC ("Mortgagor"), said Mortgage being dated October 29, 2021 and recorded at the Hillsborough County (NH) Registry of Deeds (the "Registry") at Book 9547, Page 2829 ("Mortgage"), granted to The Lowell Five Cent Savings Bank ("Mortgagee"), with offices at 30 International Place, Tewksbury, MA 01876, Mortgagee, as holder of the Mortgage, and in execution of said power and rights, for mortgage conditions broken, will foreclose upon and sell the property described in the Mortgage, at public auction, as specified below.

Time and Place of Sale; Premises to be Sold:

On Thursday, May 22, 2025 at 2:00 p.m. EST, Mortgagee will offer for sale, at public auction, the mortgaged premises as described in the Mortgage (the "Premises"), consisting of the land and improvements in Manchester, New Hampshire, which is believed to have a current address of 675 Coolidge Avenue, Manchester, Hillsborough County, New Hampshire, and which is also believed to be designated as City of Manchester Assessor's Tax Map 838 Lot 1. The foreclosure auction (the "Sale") will be conducted at 675 Coolidge Avenue, Manchester, Hillsborough County, New Hampshire.

A legal description of the Premises is included in the Mortgage, which is available for inspection at the Hillsborough County (NH) Registry of Deeds or upon request from the undersigned. In the event of any discrepancy between the description of the Premises contained in this notice and the Premises as described in the Mortgage, the terms of the Mortgage shall control.

The Sale will be conducted to foreclose all rights of redemption of the Mortgagor and any and all persons, firms, corporations, entities, or agencies claiming by, from or under the Mortgagor.

Terms of Sale

The Premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens therefore, and all other liens, easements, rights and encumbrances of any and every nature which are or may be entitled to precedence over the Mortgage.

In order to qualify to bid at the Sale, prospective bidders must deliver to the Mortgagee or its agent at time of the Sale a \$10,000 deposit ("Deposit") in cash or by certified check, cashier's or treasurer's check or bank draft or other form of payment acceptable to Mortgagee in its sole discretion ("Satisfactory Funds"). The successful bidder(s) at the sale shall be required to sign a Memorandum Agreement of Sale ("Memorandum") at the conclusion of the Sale. Mortgagee shall have the right to retain the Deposit in the event that the successful bidder fails or refuses to execute the Memorandum or to timely complete the purchase of the Premises on the terms set forth in the Memorandum. Mortgagee expressly reserves, in addition to its right to retain the Deposit, all rights at law and equity to enforce or recover damages with respect to any breach of the Memorandum. Unless otherwise provided in the Memorandum, all additional terms and conditions announced at the sale by Mortgagee or its agents shall be deemed incorporated in the Memorandum.

The successful bidder shall be required to deliver to Mortgagee, within three (3) business days following the auction, <u>time being of the essence</u>, either (i) additional Satisfactory Funds in the amount necessary to increase the Deposit to ten percent (10%) of the total amount of the winning bid or (ii) written proof acceptable to Mortgagee, in its sole

discretion, of the successful bidder's financial ability to timely pay the balance of the bid price. Deposits of unsuccessful bidders shall be returned at the conclusion of the public auction.

Conveyance of the Premises shall be by foreclosure deed to be delivered to the successful bidder upon the Mortgagee's timely receipt of the balance of the purchase price and the successful bidder's satisfaction of the terms and conditions of the Memorandum. The closing must take place within forty-five (45) days after the Sale, time being of the essence. The purchaser shall be responsible for the recording of and shall pay all transfer taxes and recording fees due in connection with the foreclosure deed.

No Warranties

THE PREMISES WILL BE OFFERED AND SOLD "AS IS AND WHERE IS," WITHOUT WARRANTY AS TO ANY ENVIRONMENTAL OR OTHER CONDITION OF OR TITLE TO THE PREMISES, AND WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES OR REPRESENTATIONS OF ANY KIND OR NATURE WHATSOEVER, INCLUDING WITHOUT LIMITATION, THE SO-CALLED IMPLIED WARRANTIES OF TITLE, MERCHANTABILITY, AND FITNESS FOR A PARTICULAR PURPOSE, SUCH WARRANTIES BEING ALL EXPRESSLY DISCLAIMED BY MORTGAGEE. Mortgagee makes no representations or warranties with respect to (a) the accuracy of any statement as to the boundaries, acreage, frontage or other matters in the description of the Premises, (b) the legal status or condition of any building or improvements on the Premises, or (c) the Premises' compliance with zoning or any other federal, state, or local law or regulation.

Reserved Rights

The Mortgagee, in its sole discretion, may amend or alter the terms of the Sale at the Sale or any postponement thereof, orally or by written notice at or prior thereto, with such amended or altered terms to be binding upon all bidders. Mortgagee may postpone, continue, suspend, or cancel the Sale by written notice or by announcement or posting at the Premises. The Mortgagee may bid on, and make successive bids on, and purchase the Premises at the Sale, and may reject, disqualify, or accept bids at its sole discretion. In the event that a successful bidder fails to execute the Memorandum or to timely complete the purchase of the Premises on the terms set forth in the Memorandum, Mortgagee shall have the right, but not the obligation, to (i) convey the Premises to any other bidder at the Sale, then or thereafter agreeing to purchase, with such purchase to be otherwise in accordance with the terms of the Memorandum, or (ii) at Mortgagee's election, and without obligation, purchase the Premises for itself at the price bid by the bidder who failed to close. Any such alternate disposition of the Premises shall in no way waive or limit Mortgagee's right to retain the Deposit or pursue its other rights and remedies against a non-closing successful bidder.

NOTICE TO THE MORTGAGOR AND ANY OTHER PERSON CLAIMING UNDER THE MORTGAGOR OR CLAIMING AN INTEREST IN OR A LIEN OR OTHER ENCUMBRANCE ON THE PREMISES: 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. Failure to institute such petition and complete such service upon the Mortgagee or its agent conducting the Sale prior to the Sale shall thereafter bar any action or right of action of the Mortgagor based on the validity of the foreclosure.

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.

For Service of Process, Mortgagee's agent and address is Preti Flaherty Beliveau & Pachios, PLLP, 57 N. Main Street, P.O. Box 1318, Concord, NH 03302-1318.

Prospective bidders should contact JJ Manning Auctioneers, 179 Old King's Highway, Yarmouth Port, MA 02675 at (800) 521-0111; www.JJManning.com for further information.

Dated this 4th day of April, 2025

THE LOWELL FIVE CENT SAVINGS BANK By its Attorneys, PRETI FLAHERTY BELIVEAU & PACHIOS, PLLP

/s/ Gregory A. Moffett

GREGORY A. MOFFETT
Preti, Flaherty, Beliveau & Pachios, PLLP
P.O. Box 1318
Concord, New Hampshire 03302-1318
Phone (603) 410-1500
Fax (603) 410-1501
gmoffett@preti.com

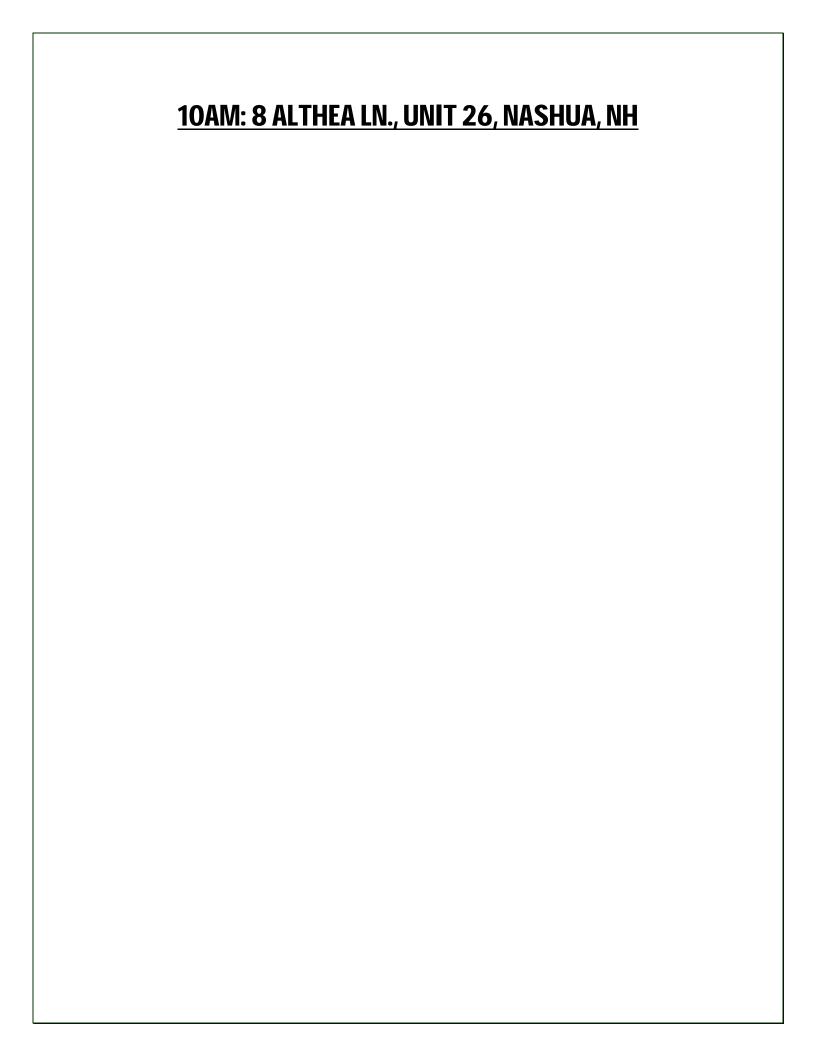


The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property
Information Packet was derived from reliable sources and
is believed to be correct, but is not guaranteed. Buyers
shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



0000E Sheet	00202 Lot FY LOCATION	26 Unit	#	Bldg	#	Par	0E-0020 cel ID		NSAL 6		ALTHEA LN, uilding Loca		26						Nashu Acct: 418				ASSE	Card: 1 of 1 SSED	. • • • •	Card 9,100 /	Total Parce 519,10
	.N. Unit U-26						e Code	APPRA		Building Val	Yar	d Items		l ar	nd Size			Land	Val	T	otal Val		EGAL DES	CRIPTIC	N		
NASHUA, NI	,						1021			519,100	Tui	0		Lui	0.00			Land	0		519.100 De	esc:					
										0.0,.00					0.00				1		7.0,.00						
WNERS																											
POWERS	N, JESSICA																										
	I 03049-0000						ing Tota			519,100		0			0.00				0		519,100						
OLLIO, IVI I	1 03043-0000						cel Total			519,100		0			0.00				0		519,100		Lot S	izo			
						Sc	ource	0 - 1	Mkt Adj C	Cost	Tot Val	SF/Bld			250.77		Tot \	Val SF	Prcl		250.77		Total Lan	_		**	
						PREVIO	OUS A	SSESS	MENTS	:													Land Unit Type			Da	trio
						Tx Yr	Cat	Use		Bld Value	Yard Ite	ıme l	Land Size		- 1	Land Val		Tot	al Appr	Δεερι	ssed Notes		24.14 01.11 1.75		Date	PROP	RTIES IN
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сс		Туре				2023	FV	102		416,500		0	0						16.500		,500 Year E				5/2023	0361	Account
	S OWNER					2022	FV	102		281,600		0	0			0			81.600		,600 Syster				5/2021	GIS	Coord 1
	REAL ESTATE LLC					2021	FV	102	_	281,200		0	0			0			81.200		.200 Year E				2/2020		.57023177
53 MAIN S						2020	FV	102	-	281,200		0	0			0	_		81.200		,200 Year E				4/2020		Coord 2
	H 03060-1680					2019	PATR			281,200		0	U			0			31.200		,200 Teal E	_		_	9/2019		36745433
						2017	FV	102		207.500		0				0			07.500		.500 Year E				6/2017		Date
						2016	FV	102	_	207,500		0				0			07,500	- ,	.500 Year E				6/2016		5/2022
						2015	FV	102		207,500		0				0			08.400	207,		Ellu N	KOII		6/2015	Date	RINT Tim
						2013	FV	102		208,400		0				0			08,400		,400 Roll			10/6/2		11/21/2024	
						2014	I V	102	'	200,400		9				- 0			00,400	200,	,400 11011			10/0/2	010		YEAR
ADDATI	VE DESCRIPTION					SALES	INFO	RMATIC	N																	100	ILAN
	contains 0.00000 SF of		v classifie	d as		Grantor				Legal Re	f	Туре	D	ate		Sale F	Price	TSF V	erif.	NAL	Notes					2	024
	It has 1 building(s) firs		•			MILE HIC	GH REA	L ESTAT	E LLC	8574-528	}	FO	06/21	/2013		164	.000	No		L	S/P PER D	DEED	NOT PER T/S				
	e feet. There are 1 livir					MANOU	KIAN V	AHRI.I		7362-235	 51	Q	11/22	2/2004			0	No		В							DEFINED
	nd 3 Bdrms.	.3(-), -				MILE HIC			T 11 C	7223-93		Q)/2004				No		В						Pri	rID1a
,.									E LLC								-									Naci	ua PID
TUED A	SSESSMENTS					MANOUL				6487-904		Q		2/2001			,	No		В							-202
	Desc	1 /	\mt	Comm In	t Amt	MILE HIC			E LLC	6445-112		Q	_	7/2001			_	No		В							an #
Code	Desc		AIII	Continu	LAIIIL	MANOU	KIAN, V	AHRIJ		6317-838	3	Q	11/16	5/2000		2	,667	No		N							απ π
						BUILDII														ACTIVIT	IES					Pri	rID1b
						Date		lumber		Desc	Amou		losed		Notes	3		La	st Visit	Date		F	Result	Ву			
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	Code	Iter	n (Code	%													_		10/19/20			as+1Visit		and (VGS		
	C - ALL		1 NASH		.00000															07/31/20)18	Field	d Review	Rob T-KI	$\overline{}$		orID3b
Util 2		Dis																		01/26/20			r In only	Wynta W			8
Util 3		Dis	3																	06/01/20			r In only	Wynta W	$\overline{}$	Coc	e Date
Census		Zone	1 R9												_			_		06/21/20			les Insp	Wynta W	$\overline{}$	Cod	Status
F. Haz		Zone																		12/18/20	001	Ext	r In only	Wynta W	hitcher	Code	Status
	V153 - LEVEL ROLLN	G Zone	3																	-						Nash	ua Ward
	1 - PAVED	_													_			_								1.001	5
	2 - LIGHT	_																								Asses	sor Map
Exempt																				<u> </u>							3245
AND SEC	CTION																										
LUC LUC		Ft.	# Un	its Depth			Type	Ft.	Base \	V. Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	% Ir	nf 3 %	App	or Alt LUC	0 %	6 Spec L	V. Juris	L. Ft.	Assesse	Notes
1021 CO	NDO NL	1		0		SF	SITE	1		0	0	KR	0								0			0 19	1		
	T						_			T																	

P. NBC Desc KENSINGTON Tot

0.0000

Total SF/SM

0.00

Parcel LUC 1021 - CONDO NL

Total AC/HA

Parcel ID 0000E-00202-26 Comments

CORRECTED SOLAR DEPRECIATION FROM T (25%) TO B (16.2%) GT15 -- SOLAR ADJ PER 2010 SOLAR AUDIT 4/10 ND---REMOVE LAND SF-TOTAL SHOWN ON Z ACCT 8/08 ND---18X16 1 STORY ADDITION 21X2 OH SOLAR HW SYSTEM VACANT-CURRENTLY BEING FORECLOSED ON TYPE C REMOVED ECO WW01 CHNG FGR TO BGR WW01 ADDED CENTRAL A/C WW01 UNQUALIFIED SALE 2001 NON CONTRACTUAL TRANSFER CHNG SEC BAS TO FEP WW03 REPLACED WDK 2003

Exterior In	nformation		Bath Feat	ures		Depreciat	tion		
Туре	55DN - DETACH	IED N/L	Full Bath	2	A - AVERAGE	Phys Con	AV - Averag	ie .	26
Stry Hght	2 - 2 STORIES		Add Full	0		Functional			
(Liv) Units	1 Tot	1	3/4 Bath	0		Economic			
Found	1 - CONCRETE		Add 3/4	0		Special			
Frame	1 - WOOD		1/2 Bath	1	A - AVERAGE	Override			
P. Wall	4 - VINYL		Add 1/2	0				Total	26%
Sec Wall		0%	Other Fix	0		General I	nformatio	n	
Roof Str	1 - GABLE	•	Other Fea	atures	•	Grade	C - AVERAC	GE .	
Roof Cvr	1 - ASPHALT		Kitchens	1	A - AVERAGE	Year Blt	1984	Eff Yr	
Color	TAN		Add Kit.	0		Alt LUC			
Interior In	formation		Condo In	formati	ion	Juris			
Avg Ht / FI			Location	DET - D	ETACHED	Con Mod			
P. Int Wall	1 - DRYWALL		Tot Units			L. Sum			
Sec Int Wall			Floor						
Partition T - TYPICAL			% Own			7		Su	b Area
P. Floor	4 - CARPET		Name	KR - KE	NSINGTON				Code D
			_	_				-	

255.00

0.90700

1.00000

\$231.29

1.00000

\$42,725

1.0000

1.1600

1.0000

701,472

Depr %

Depr

Depr'd Total

Juris Ft.

Spec. Features

Final Total

Assmnt Ft.

Assessed Val

Total \$/SF

Undepr \$/SF

Calc Ladder

Base Rate

Size Adj

Con Adj

Adj Prc

Grade Ft.

Other Feat

NBH Mod

NBC Infl

LUC Ft.

Adj Tot (RCN)

	10	FFL BMT (288) 18	15 :	
2 8 6 8 EFP 2 (76) 2		SFL FFL BMT 28 ²⁴)	3	WDK 12 (144)
OFP6 2 (12)	13	SFL FFL BGR (646)	21 _{SFL} (42)	

ıs

26%

182,383

519,089

1.0000

\$0

\$519,100

1.0000

\$519,100

\$250.77

231.29000

	Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val				
_	FFL	FIRST FLR	1,158	1,158	1,158	1,158	231.29	267,834				
	SFL	SECOND FLR	912	912	912	912	231.29	210,936				
	WDK	WOOD DECK	144	144	0	0	18.42	2,652	Res Brea	kdown		
	OFP	OPEN FRM PRC	12	12	0	0	45.00	540	Floor	No. Unit	Rooms	Bdrms
Ш	BGR	BMT GARAGE	646	646	0	0	69.39	44,826	U	1	7	3
	BMT	BASEMENT	512	512	0	0	57.82	29,604				
	EFP	ENCL PORCH	76	76	0	0	62.96	4,785				
									Bld Total	1	7	3
		Building Totals	3,460	3,460	2,070	2,070		561,178	Prcl Total	1	7	3
11		Parcel Totals	3,460	3,460	2,070	2,070		561,178	Image			

Special Features / Yard Items

3 - TYPICAL

2 - TYPICAL

1 - FORCED H/A

AC %

Ctrl Vac %

Sprink %

100

2 - GAS

Sec Floor

Bmt Floors

Electric

Insulation

Int Vs Ext

Heat Fuel

Heat Type

Heat Sys

Sol HW %

Com Wall %

Heated % 100

Spec	iai reatures / Ta	ra i	tem	S														
Code	Desc	Α	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Pro	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Assessed
SLR2	SOLAR HOT WA	Α	S	3	18.00	Α	AV	1984	12.50	В	26%		1		1		1	700
																		The same of the sa
	Duilding Totals				Vard Ham Ann							Cassial Fac	t A				700	700
	Building Totals	9			Yard Item App							Special Fea						/00
	Parcel Totals	S			Yard Item App	r						Special Fea	ture Appi	r			700	700

	Property Address 8 Althea Lar	ne	Unit	:# 8 City	Nashua			(State NH	Zip Code 03062	2-1680
	Borrower 36 Seminole Hold			ner of Public Record						sbourgh	
	Legal Description Book 8574 F	Page 0526 as rec	orded at the	e Hillsborough Co	ounty Reg	gistry o	of Deeds.	Deed date	06/21/20	013	
	Assessor's Parcel # 0000E-002	202-26		Tax	Year 2013	3			R.E. Taxes \$		
Ŀ	Project Name Kensington Ridge		Pha	se # 1 Mag	Reference I	M:E L:	00202 U:	26 (Census Trac	t 0114.02	
Ĕ	Occupant Owner X Tena		$\overline{}$	cial Assessments \$ 0				HOA \$	275	per year 🕽	per month
SIB				ther (describe)							
<u>ر</u>	Assignment Type Purchase T	ransaction X Refina	ance Transactio	ın 🗌							
	Lender/Client The Lowell Five	e Cent Savings Ba	ank Add	lress							
	Is the subject property currently offe	red for sale or has it been	n offered for sal	le in the twelve months p	rior to the effe	ective da	te of this appr	aisal? X	Yes 🔲 I	No	
	Report data source(s) used, offering	price(s), and date(s).									
	I did X did not analyze the	contract for sale for the s	subject purchas	e transaction. Explain the	e results of th	ie analysi	is of the contra	act for sale or w	hy the analy	sis was not perform	ed.
迃											
RAC		Date of Contract		Is the property seller	the owner of	f public re	ecord?	Yes No	Data Sou	rce(s)	
LNOS	Is there any financial assistance (loa	an charges, sale concess	sions, gift or dov	vnpayment assistance, e	tc.) to be paid	d by any	party on beha	If of the borrowe	er?	JYes ∟No	
ĕ	If Yes, report the total dollar amount	and describe the items t	to be paid.								
	Note: Race and the racial compos	sition of the neighborh	ood are not ap								
	Neighborhood Chara	cteristics		Condominium Unit I	Housing Tre	nds		Condominiur	n Housing	Present Land	d Use %
	Location Urban X Subu	ırban Rural	Property Value		X Stable		Declining	PRICE	AGE	One-Unit	75 %
	Built-Up Over 75% X 25-75	5% Under 25%	Demand/Supp	oly Shortage	X In Baland	ce 🔲 C	Over Supply	\$(000)	(yrs)	2-4 Unit	0 %
ģ	Growth Rapid X Stabl	le Slow	Marketing Tim	e Under 3 mths	X 3-6 mths	<u> </u>	Over 6 mths	51 Low	0	Multi-Family	10 %
Ĭ	Neighborhood Boundaries The s	subject is bound o	on the north	n by the Nashua I	River, sou	uth by	Tressle	500 Hig	150	Commercial	15 %
Ģ	Brook and Teak Drives, e	ast by Route 111	A, and wes	st by Route 111.				180 Pre	d. 40	Other	0 %
E	Neighborhood Description The su	bject is located off route	111 in a devel	opment of similar aged	and style tow	vnhouse	condominium	s. Employment	, schools ar	nd other essential se	ervices are
	within a short drive. The Nashua P	olice Station, the YMCA	, BSA Systems	s, Hewlett Packard/Dell/	Oracle, and F	FAA's Bo	ston Air Traff	ic control cente	r which are	major area employe	er's are all
ľ	located in close proximity to the su	bject as is Route 3 whic	ch provides acc	ess to Boston's major e	mployment c	enter.					
	Topography Mostly Level		Size 82	20,888 sq ft	Dei	nsity 8208	888 sq ft /52 units	= 15786 sq ft/ unit	View N	;Res;	
	Specific Zoning Classification R9		Zoning D	Description See Attac	ched Adde	endum	1				
	Zoning Compliance X Legal	Legal Nonconformi	ing – Do the zor	ning regulations permit re	ebuilding to co	urrent de	ensity?	Yes No			
	No Zoning	lescribe)									
	Is the highest and best use of the su	ibject property as improv	ed (or as propo	sed per plans and specif	ications) the	present u	use?	JYes □ No	If No, des	scribe. See Atta	ched
E	Addendum			,.,.,							
	Utilities Public Other (c	describe)		Public (Other (descri			Off-site Impro		-Type Public	
FCTSITE	Utilities Public Other (c	describe)	Water	Public (Street Asph	alt		
ROJECT SITE	Utilities Public Other (c Electricity X Gas X		Sanitary S	Public (X) Sewer X	Other (descri	ibe)		Street Asph Alley None	alt	-Type Public	
PROJECT SITE	Utilities Public Other (c Electricity X Sas X Sas Assertion of the Control of the	Yes X No F	Sanitary S FEMA Flood Zon	Public (X) Sewer X	Other (descri	ibe)	11C0632	Street Asph Alley None	alt	-Type Public	
PROJECT SITE	Utilities Public Other (c Electricity X Gas X FEMA Special Flood Hazard Area Are the utilities and off-site improver	Yes X No F	Sanitary S FEMA Flood Zon ket area?	Public C X Sewer X ne X X Yes No If N	Other (descri	ibe) p # 330		Street Asph Alley None D F	alt e EMA Map D	-Type Public X ate 09/25/2009	Private
PROJECT SITE	Utilities Public Other (c Electricity X Gas X FEMA Special Flood Hazard Area Are the utilities and off-site improver Are there any adverse site condition	Yes X No F ments typical for the mark is or external factors (eas	Sanitary S FEMA Flood Zor ket area? (sements, encro	Public (X) Sewer X ne X X Yes No If No achments, environmenta	PEMA Map o, describe.	p # 330	s, etc.)? [Street Asph Alley None D F	e EMA Map D o If Yes,	-Type Public X ate 09/25/2009 describe. Subjection	e: Private
PROJECTSITE	Utilities Public Other (c Electricity X Gas X FEMA Special Flood Hazard Area Are the utilities and off-site improver Are there any adverse site condition and with the benefit of ea	Yes X No F ments typical for the mark is or external factors (eas sements, agreem	Sanitary S FEMA Flood Zon ket area? (sements, encroa nents and r	Public (X) Sewer (X) ne X X Yes (No If N) achments, environmenta eservations of rec	Per (description of the conditions, lecond, if the	p # 330	s, etc.)? [Street Asph Alley None D F	e EMA Map D o If Yes,	-Type Public X ate 09/25/2009 describe. Subjection	e: Private
PROJECT SITE	Utilities Public Other (c Electricity X Gas X FEMA Special Flood Hazard Area Are the utilities and off-site improver Are there any adverse site condition	Yes X No F ments typical for the mark is or external factors (eas sements, agreem	Sanitary S FEMA Flood Zon ket area? (sements, encroa nents and r	Public (X) Sewer (X) ne X X Yes (No If N) achments, environmenta eservations of rec	Per (description of the conditions, lecond, if the	p # 330	s, etc.)? [Street Asph Alley None D F	e EMA Map D o If Yes,	-Type Public X ate 09/25/2009 describe. Subjection	e: Private
PROJECT SITE	Utilities Public Other (c Electricity	Yes XNo F ments typical for the marks returnal factors (eas sements, agreem se environmental	Sanitary S FEMA Flood Zor ket area? [sements, encroa nents and re conditions	Public (X) Sewer X ne X X Yes No If N achments, environmenta eservations of receive to the content of receive to the content of the content	Per (description of the conditions, lecond, if the	p # 330	s, etc.)? [Street Asph Alley None D F	e EMA Map D o If Yes,	-Type Public X ate 09/25/2009 describe. Subjection	e: Private
PROJECTSITE	Utilities Public Other (c Electricity	Yes X No F ments typical for the marks so r external factors (eas sements, agreem se environmental	Sanitary S FEMA Flood Zor ket area? [sements, encroanents and reconditions MLS, Curre	Public (X) Sewer X ne X X Yes No If N achments, environmenta eservations of received or reporte	FEMA Map o, describe. I conditions, I cord, if the	p # 330 land uses	s, etc.)? [ay be any	Street Asph Alley None D F Yes XN, , insofar as	e EMA Map D o If Yes,	-Type Public X ate 09/25/2009 describe. Subjection	e: Private
PROJECTSITE	Utilities Public Other (c Electricity	Tyes X No F ments typical for the mark is or external factors (eas sements, agreem se environmental on Master Deed, led X Row or Townhe	Sanitary S FEMA Flood Zoo ket area? [sements, encrow nents and r conditions MLS, Curre ouse [] Ga	Public (FEMA Map o, describe. I conditions, lacord, if the	p # 330 land uses	s, etc.)? (ay be any Other(describe	Street Asph Alley None D F	e EMA Map D o If Yes,	Type Public Atte 09/25/2009 describe. Subjected are now in 1	e Private
PROJECTSITE	Utilities Public Other (c Electricity	Yes X No F ments typical for the mark is or external factors (eas sements, agreem se environmental on Master Deed, ed X Row or Townha	Sanitary S FEMA Flood Zor ket area? [sements, encror nents and r conditions MLS, Curre ouse	Public Control No. 15 No. 15 No. 16 N	FEMA Map o, describe. I conditions, I cord, if the	ibe) p # 330 land uses ere ma	s, etc.)? [ay be any Other(describe If Project Co	Street Asph Alley None D F Yes X N , insofar as	e EMA Map D o If Yes, the sam	ate 09/25/2009 describe. Subject are now in f	e Private
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PROJECT SITE	Utilities Public Other (c Electricity	Yes X No F ments typical for the mark so rexternal factors (eas sements, agreem se environmental on Master Deed, ed X Row or Townho General Descrip Exterior Walls Wood S Roof Surface Asphalt/C	Sanitary S FEMA Flood Zor ket area? [sements, encroa nents and r conditions MLS, Curre ouse Ga etion iding/Ave # Good ##	Public C X	FEMA Map o, describe. I conditions, I coord, if the d. High-Rise	ibe) 330	o, etc.)? (ay be any Other(describe If Project Coases its	Street Asph Alley None D F Yes XN, insofar as e) ompleted 7 52	e EMA Map D o If Yes, the sam # of Pla # of Pla	ate 09/25/2009 describe. Subjected are now in formula in the subject of the subj	e Private
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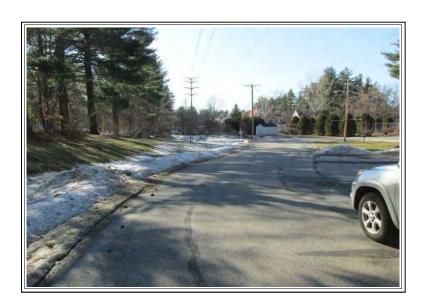
	Describe the condition of the project and question project appears be of good questions.		s project appears to be in g	good condition. The co	onstruction of the subject's
TION	Describe the common elements and recrea	ational facilities. Club house, pool	, parking, open areas.		
PROJECT INFORMATION	Are any common elements leased to or by	the Homeowners' Association?	es X No If Yes, describe the re	ntal terms and options.	
PROJECT	Is the project subject to a ground rent?	Yes X No If Yes, \$	per year (describe terms a	nd conditions)	
	Are the parking facilities adequate for the p	oroject size and type? XYes No	o If No, describe and comment on	the effect on value and marketa	ability.
	I did X did not analyze the condorwas not performed.	minium project budget for the current year. E	Explain the results of the analysis of t	he budget (adequacy of fees, re	eserves, etc.), or why the analysis
PROJECT ANALYSIS	Are there any other fees (other than regula	or HOA charges) for the use of the project fa	cilities? Yes X No If	Yes, report the monthly facility o	charges and describe.
SOFE		similar quality and design, the subject unit c			or Low, describe.
Ы		istics of the project (based on the condomin plain the effect on value and marketability.	nium documents, HOA meetings, or o	ther information) known to the a	appraiser?
	Unit Charge \$ per r Utilities included in the unit monthly assess			ge per year per square feet of g	
UNIT DESCRIPTION		t items, etc.). Solar energy panels uding needed repairs, deterioration, renoval	s, interior solar shades, institutions, remodeling, etc.).	ment on compatibility to other pr	
	Are there any physical deficiencies or adve	erse conditions that affect the livability, soun	dness, or structural integrity of the pro	operty? LYes XINd	o If Yes, describe
	Does the property generally conform to the	e neighborhood (functional utility, style, cond	lition, use, construction, etc.)?	X) Yes No If No, de	scribe.
	I X did did not research the sale	or transfer history of the subject property ar	nd comparable sales. If not, explain		



FRONT VIEW OF SUBJECT PROPERTY



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE



Kitchen

Comment:



Living Area

Description: Main Living Area

Comment:



Bathroom

Description: Half Bath

Comment: First Floor



Full Bath
Comment:



Master Bath
Comment:
Second Floor



Comment:



Left side



Right side, and garage entries



Furnace





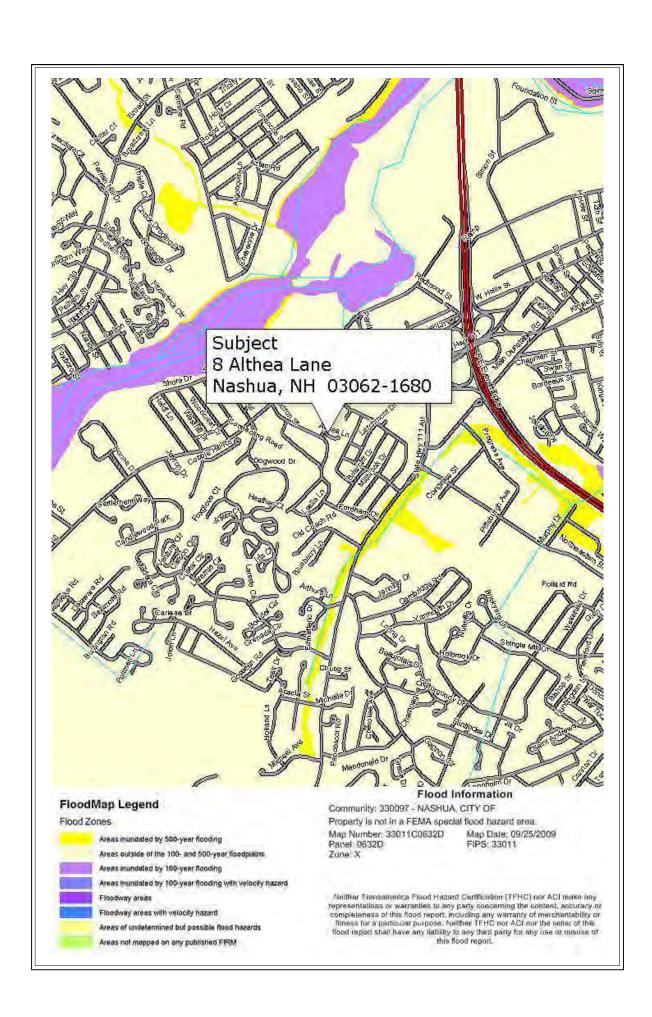


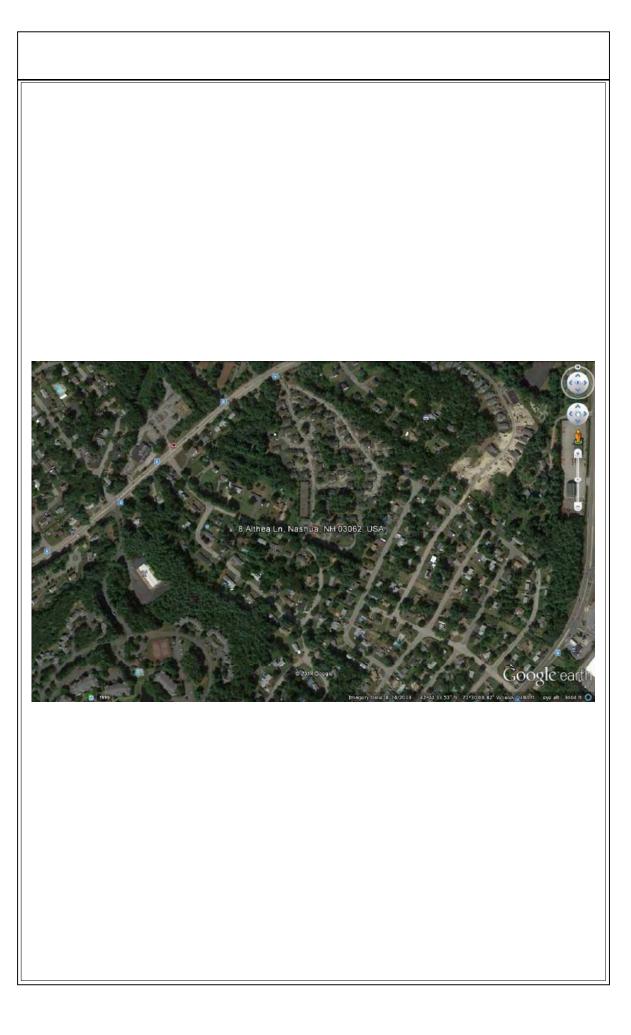
Electric Panel

18 18 Family 28 Deck Unfinished Basement Enclosed Bedroom = Porch 18 Bath First Floor [Area: 1158 ft] Basement [Area: 1158 ft²] Bath Master Bath Second Floor [Area: 912 ft] Two Car Garage Bedroom Living Master Bedroom 17 15

SKETCH IS NOT TO SCALE

				1	6 N
Living Area	Area C	alculation			
FirstFloor	1158 ft² First F	loor		X	1.00 = 1158 ft ²
Second Floor	912.00 ft² ∆	15 x	2 x	0.50 =	15 ft²
Nonliving Area	Δ	16' x	18' x	0.50 =	144 ft²
Basement	1158 ft² ∆	30' x	10' x	0.50 =	150 ft²
	Δ	13' x	31'7 %" x	0.47 =	195 ft²
	Δ	15'11/5" x	30' 1 3/4" x	0.49 =	222 ft²
	Δ	36" 8 1/2" x	24' 0 1/6" x	0.49 =	432 ft ²
	Secon	d Floor		x 1.	00 = 912.00 ft ²
	Δ	2 x	17° x	0.50 =	17 ft ²
	Δ	21'x	2' x	0.50 =	21 ft²
	Δ	17" 1 3/5" X	21' 1 1/6" x	0.49 =	176.5 ft²
	Δ	11'x	28' x	0.50 =	154 ft²
	Δ	30°x	13°x	0.50 =	195 ft ^a
Total Living Area (rounded):	2070 ft² △	32' 8 1/4" x	24"2 3/4" x	0.44 =	348.5 ft²





Unofficial Document

Register of Deeds, Hillsborough County Samela O Caughlin

Doc # 3034616 Jun 21, 2013 12:52 PM C/HL-CHIP HIA234410

RETURN TO: 15904M RETURN TO:

(grantee



Book 8574 Page 0528 Page 1 of 7

Unofficial Document

FORECLOSURE DEED at Document

Property: 8 Althea Lane, #26, Nashua, NH 03062

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATE HOLDERS OF BEAR STEARNS ASSET-BACKED SECURITIES I TRUST 2004-AC6. ASSET-BACKED CERTIFICATES, SERIES 2004-AC6, holder of the mortgage from VAHRIJ MANOUKIAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MERRIMACK MORTGAGE COMPANY, INC., its successors | DOCUM and assigns, as lender, dated April 26, 2004, recorded in the Hillsborough County Registry of Deeds at Book 7223, Page 95, assigned to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATE HOLDERS OF BEAR STEARNS ASSET-BACKED SECURITIES I TRUST 2004-AC6, ASSET-BACKED CERTIFICATES, SERIES 2004-AC6, by assignment recorded in said Registry at Book

8128, Page 1526, by the power conferred by said mortgage, and every other power, for Unofficia and in consideration of the sum of One Hundred Sixty-Four Thousand Dollars (\$164,000.00) paid grants to JESSICA MANOUKIAN (mailing address: 6 Powers Road, Hollis, NH 03049), the premises conveyed by said mortgage.

> Foreclosure Deed Vahrij Manoukian Property: 8 Althea Lane, #26, Nashua, NH 03062 Page 1 of 3

	Book 8574 P	age 0529 Pa	ge 2 of 7
Foreclosure Deed Vahrij Manoukian Property: 8 Althea Lane, #26, Nashua, NH 03062 Page 2 of 3	ent	Unofficia	al Documé
Unofficial Dome undersigned Trustee as Trustee power under said Declaration of Trust to comprovements thereon held in said Trust and trust and trust are said and trust and trust are said are said and trust are said are sai	onvey any interest in real esta nd no purchaser or third party	te and shall be bound	ALC:
to inquire whether the Trustee has said po- see to the application of any trust asset pa			
The Trustee's authority to convey real esta	te held in said Trust has been	authorized by	8
the beneficiaries of said Trust, is still in effe Unofficial Docum	ect, and has not been revoked IENT	or amended. Unofficia	al Docume
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Heafficial Passes	s one bondo	I basésata	d Desciona

Unofficial Document

Foreclosure Deed Vahrij Manoukian Property: 6 Althee Lane, #25, Nashua, NH 03062 Page 3 of 3

EXECUTED this 18th day of June

Unofficial Document

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATE HOLDERS OF BEAR STEARNS ASSET-BACKED SECURITIES I TRUST 2004-AC6, ASSET-BACKED CUMENT CERTIFICATES, SERIES 2004-AC6, BY ITS ATTORNEY IN FACT, BANK OF AMERICA, N.A.

By 147-57 Mutiken Thomas Stephenson (Type or print name) Its Assistant Vice Pendent Hereunto Duly Authorized

Unofficial Document

State of Poess Ivania

County of Allegany

On June 18 2013 before me, C. Unit ToPhic J. Val.P. AGTALY Rules (insert name and title of the officer)

Personally appeared Marriage Stophisms, Resident No. Product.

Who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) pare subscribed to the within instrument and acknowledged to me that (person(s) whose names in higher their authorized capacity (ies), and that by (salpentheir signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

i certify under PENALTY OF PERJURY under the lews of the State of רְיּבְּאָל אָן עַרְאָלְאָ that the foregoing paragraph is true and correct. Inofficial Document

Unofficertness my hand and official Seal

COMMONWEALTH OF PENHATLYANIA NOTARIAL SEAL Christopher J Kopp, Notary Public

South Fayette Township, Allegheny County My Commission Expites June 27, 2016

Signature Ctty J V (Seal)

Uno AFFIDAVIT OF SALETIENT

Unc

I, Mark H. Lamper, attorney for U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATE HOLDERS OF BEAR STEARNS ASSET-BACKED SECURITIES I TRUST 2004-AC6, ASSET-BACKED CERTIFICATES, SERIES 2004-AC6, grantor in the foregoing deed, on my oath do say the principal and interest secured by the mortgage referred to in the foregoing deed was not paid or tendered or performed when due, and that I caused to be published in the Union Leader, a newspaper of statewide circulation and of general circulation within the town in which the premises are situated, published in Manchester, County of Hillsborough, and State of New Hampshire, on March 27, 2013, April 3, 2013, and April 10, 2013, a Notice of Foreclosure Sale, a copy of which is attached hereto as Exhibit A.

Unoffice And I further on oath say that on March 25, 2013, I sent copies of said Notice via ument certified mail and regular mail to the current owners of the premises and to the mortgagors of said mortgage at the property address and at their last known address(es), to wit:

Mr. Vahrij Manoukian 253 Main Street Nashua, NH 03060-2929

Mr. Vahrij Manoukian 6 Powers Road Hollis, NH 03049

Mile High Real Estate, LLC 253 Main Street Nashua, NH 03060-2929

Mr. Vahrij Manoukian 8 Althea Lane, #26 Nashua, NH 03060

Mr. Vahrij Manoukian P. O. Box 1620 Hollis, NH 03049

Mile High Real Estate, LLC 8 Althea Lane, #26 Nashua, NH 03060

Una

and on said date to all persons having a lien on the premises of record in the Registry of Deeds of the county in which the subject premises are situated, at least thirty (30) days before the date of sale specified in said Notice, to wit:

Russell Goldman et al. 21 Seaverns Bridge Road Merrimack, NH 03054

Russell Goldman, et al. c/o James Laboe, Esquire noffer & Reno Cument Concord, NH 03302

Headlands Mortgage corp. 1100 Larkspur Landing Circle, Ste. 101 Larkspur, CA 94939

Hillsborough County Sheriff's Dept. 329 Mast Road Goffstown, NH 03045 icial Document

Unofficial-Document

Unc

Unc

Robert L. Benjamin c/o Hage Hodes, P.A. 1855 Elm Street Manchester, NH 03104

Kensington Ridge Condominium Association c/o Gary A. Braun, Esquire P. O. Box 488 Nashua, NH. 03061-0488 Robert L. Benjamin 4000 Towerside Terrace, Ste. 2306 Miami, FL 33138

Kensington Ridge Condominium Association c/o Condominium Specialists, Inc. P. O . Box 1185 Nashua, NH 03061-1185

appointed, I sold the mortgaged premises at public auction to JESSICA MANOUKIAN for One Hundred Sixty-Four Thousand Dollars (\$164,000.00), bid by JESSICA MANOUKIAN MANOUKIAN, being the highest bid made at said auction, and being an amount equal to or in excess of an upset price established by said mortgage holder.

I further say on oath that no party whose interest has been barred by this foreclosure was at the time of the sale, or within one year prior thereto, in the military or naval service within the meaning of the Servicemembers Civil Relief Act, with amendments thereto.

Witness my hand this 19th day of Type

2013

I Document

OMU M. Smith Witness Fly H. Smith

Mark H. Labora, Attorney for U.S. BANK MATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATE HOLDERS OF BEAR STEARNS ASSET-BACKED SECURITIES I TRUST 2004-AC6, ASSET-BACKED CERTIFICATES, SERIES 2004-AC6

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STATE OF NEW HAMPSHIRE COUNTY OF BELKNAP

Unofficial Document

2 Unofficial Document

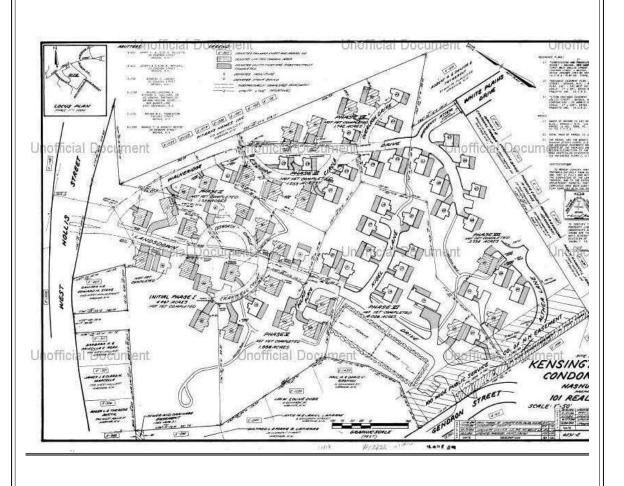
Notary Public My Commission Expires:

Unofficial Document

Uni

Unofficial Document

Unofficial Document



8 ALTHEA LN. UNIT 26, NASHUA, NH



Property Information

Location Owner

Property ID E-202|41893|315 8 ALTHEA LN U-26 MANOUKIAN, JESSICA

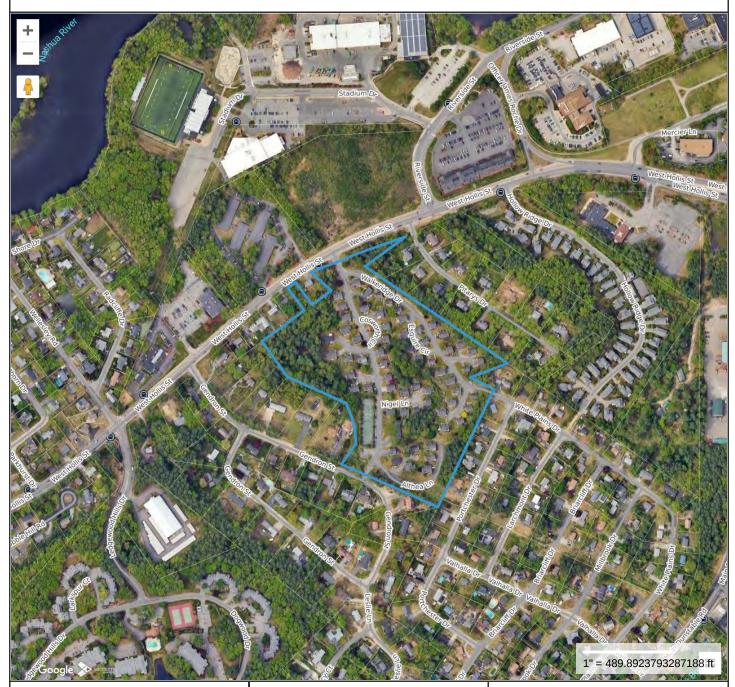


MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Nashua Regional Planning Commission makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/25/2025 Data updated 01/30/2025

8 ALTHEA LN. UNIT 26, NASHUA, NH



Property Information

Owner

Property ID E-202|41893|315 Location 8 ALTHEA LN U-26 MANOUKIAN, JESSICA

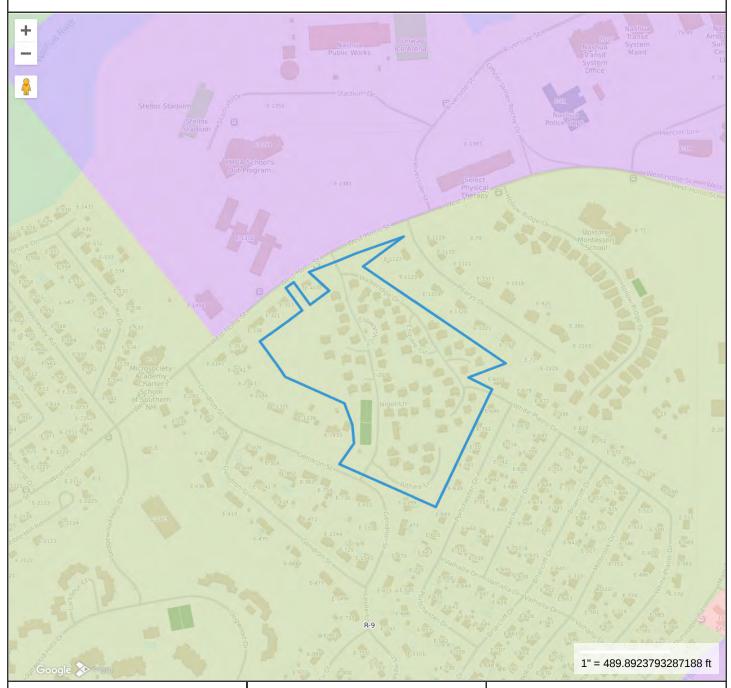


NOT A LEGAL DOCUMENT

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Geometry updated 02/25/2025 Data updated 01/30/2025

8 ALTHEA LN. UNIT 26, NASHUA, NH



Property Information

Location Owner

Property ID E-202|41893|315 8 ALTHEA LN U-26 MANOUKIAN, JESSICA



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

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Geometry updated 02/25/2025 Data updated 01/30/2025

Map Theme Legends

Zoning

- Rural Agricultural over 3 ac Residential SF 2 ac
- Residential SF 1 ac
- Residential SF less than 1 ac
- Low Density Multi-Family

 Medium-High Density Multi-Family

 Manufactured Housing

 Neighborhood-Village Commercial

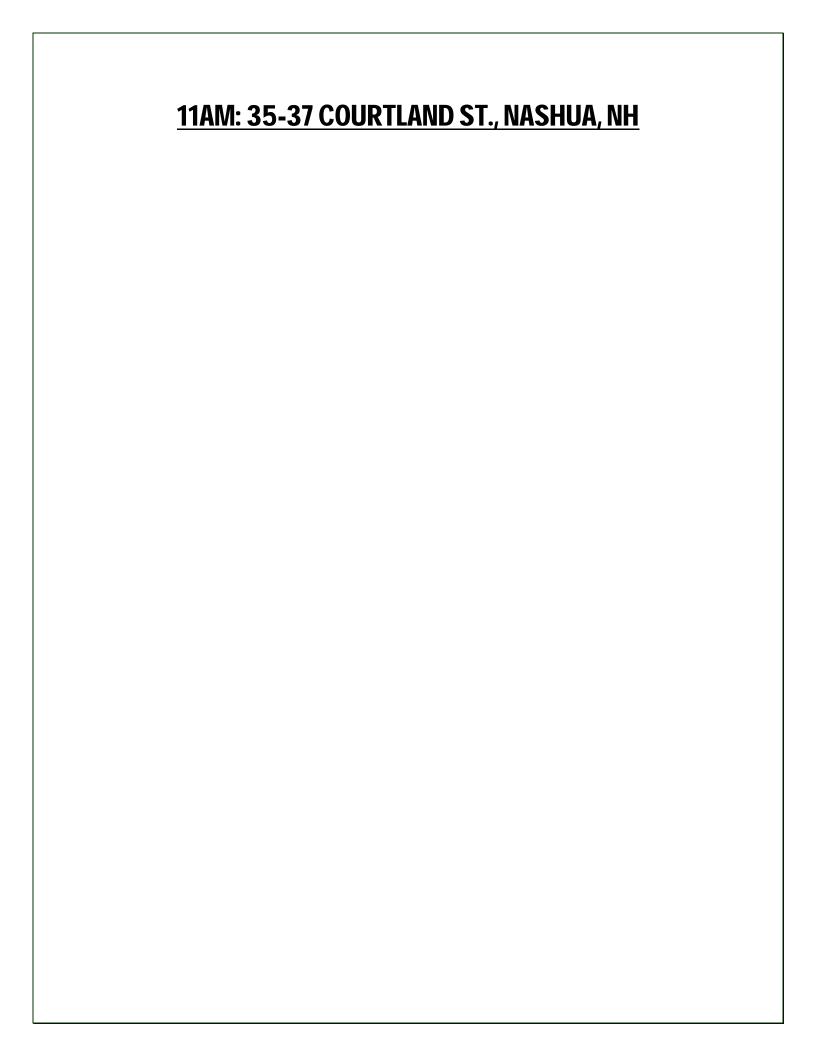
 Commercial

- Commercial Highway
 Commercial Office

- Industrial
 Light Industrial
 Commercial/Agriculture
- IIII Industrial/Commercial

 Retail Business/Residential
 - Commercial/Residential
- Conservation
- Airport

NRPC GIS



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Parcel LUC 1406 - 6 UNITS

P. NBC Desc EARLY AVE -

Tot

205,600

Parcel ID 0066-00030 Comments

CHNG UAT/GAR TO SFL/FFL/BMT-REMOVE STG & EFP-CHNG 1404 TO 1406-CHNG FGR3 TO FGR1 GR15---20140410 Barn gone DL. IA 1 STUDIO 2 2BDR/1BTH 1 1BDR/1BTH FGR3 ONLOT 53Q CHNG OIL TO GAS HEAT GR03 CHNG FOP TO WDK/FOP GR03` 6/2020 6 ELECTRIC METERS & 7 GAS METERS

Exterior In	formation			Bath Feat	ures		Depreciat	ion		
Туре	14A - RES AF	PT		Full Bath	6	A - AVERAGE	Phys Con	AV - Averag	е	40
Stry Hght	2A - 2 STORI	ES AT		Add Full	0		Functional			
(Liv) Units	6 T	ot 6		3/4 Bath	0		Economic			
Found	3 - BRK/STO	NE		Add 3/4	0		Special			
Frame	1 - WOOD			1/2 Bath	0		Override			
P. Wall	4 - VINYL			Add 1/2	0				Total	40%
Sec Wall			0%	Other Fix	0		General Ir	nformatio	n	
Roof Str	1 - GABLE			Other Fea	tures	•	Grade	C+ - AVG. (+	+)	
Roof Cvr	1 - ASPHALT	•		Kitchens	6	A - AVERAGE	Year Blt	1900	Eff Yr	
Color	YELLOW			Add Kit.	0		Alt LUC			
Interior Inf	ormation			Condo Inf	ormati	on	Juris			
Avg Ht / FI	9.00			Location			Con Mod			
P. Int Wall	2 - PLASTEI	R		Tot Units			L. Sum			
Sec Int Wall				Floor						
Partition	T - TYPICAL	_		% Own					Su	b Area

179.00

0.73985

1.03020

\$136.43

1.10000

\$100,204

1.0000

1.0000

1.0000

956,453

Depr %

Depr

Depr'd Total

Juris Ft.

Spec. Features

Final Total

Assmnt Ft.

Assessed Val

Total \$/SF

Undepr \$/SF

Name

Base Rate

Size Adj

Con Adj

Adj Prc

Grade Ft.

Other Feat

NBH Mod

NBC Infl

LUC Ft.

Adj Tot (RCN)

50% Calc Ladder

	6 WDK (48)	11
WDK (72) ₁₂	SFL FFL BMT (845)	25
8 3	20	9
OFP (176) 22	, ا	7
32 5 SFL 4 FFL 5 10 BMT 4	UAT SFL FFL BMT (1476)	29
(33)	15	WDK 15
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as

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val				
FFL	FIRST FLR	2,354	2,354	2,354	2,354	136.43	321,156				
SFL	SECOND FLR	2,354	2,354	2,354	2,354	136.43	321,156				
UAT	UNF ATC	295	1,476	0	295	136.43	40,274	Res Brea	kdown		
WDK	WOOD DECK	345	345	0	0	15.12	5,217	Floor	No. Unit	Rooms	Bdrms
OFP	OPEN FRM PRC	425	425	0	0	24.25	10,310	U	2	1	1
BMT	BASEMENT	2,354	2,354	0	0	34.11	80,295	U	2	4	2
								U	2	3	2
								Bld Total	6	16	10
	Building Totals	8,127	9,308	4,708	5,003		778,407	Prcl Total	6	16	10
	Parcel Totals	8 127	9 308	4 708	5 003		778 // 07	I	•		•

Special Features / Yard Items

3 - HARDWOOD

12 - CONCRETE

3 - FORCED H/W

AC %

Ctrl Vac %

Sprink %

30

4 - CARPET

3 - TYPICAL

2 - TYPICAL

2 - GAS

P. Floor

Sec Floor

Bmt Floors

Electric

Insulation

Int Vs Ext

Heat Fuel

Heat Type

Heat Sys

Sol HW %

Com Wall %

Heated % 100

Specia	ai Features / Yai	ra it	ems	•														
Code	Desc	Α	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Pro	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Assessed
FGR1	GARAGE-AVE	D	Υ	1	336.00	Α	AV	1992	36.00	T	32%		1		1		1	9,200
DRMR	DORMER	Α	S	1	4.00	Α	AV	1900	0.00	Т	40%		1		1		1	0
	Building Totals				Yard Item Appr				9,200			Special Feat	ure Appr				0	9,200
	Parcel Totals				Yard Item Appr				9,200			Special Feat	ure Appr				0	9,200

40%

382,581

573,872

1.0000

\$0

\$573,900

1.0000

\$573,900

\$121.90

150.07300

Subject Property 35-37 Courtland Street Nashua, NH 03064

Front





Subject Property _35-37 Courtland Street Nashua, NH 03064

Right Side





Subject Property _35-37 Courtland Street Nashua, NH 03064

Parking Area & Garage

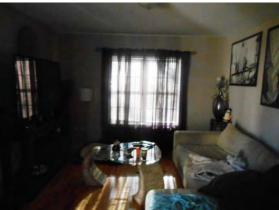


Parking Area & Garage



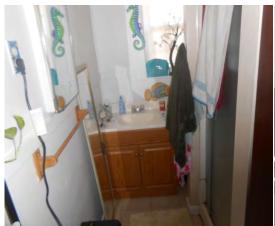
Interior Subject Property - Sample 35-37 Courtland Street Nashua, NH 03064













Interior Subject Property - Sample 35-37 Courtland Street Nashua, NH 03064













Subject Property Street Scene (Courtland Street) 35-37 Courtland Street Nashua, NH 03064



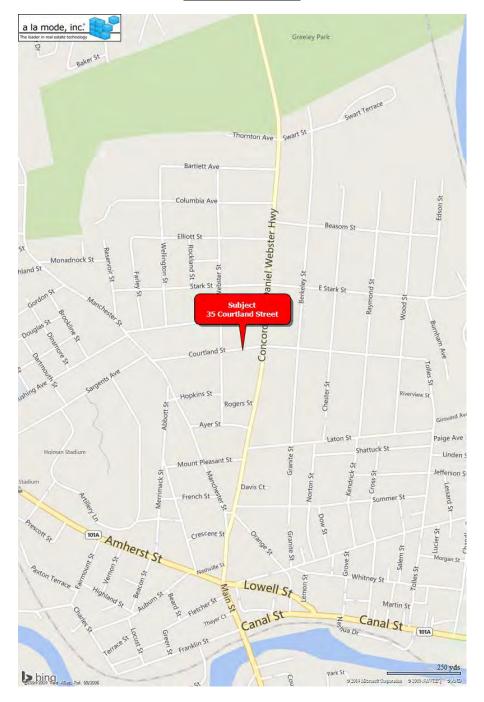


CITY and NEIGHBORHOOD DATA

Nashua is a city in Hillsborough County, New Hampshire. As of the 2010 census, Nashua had a total population of 86,494, making it the second largest city in the state, with a total area of 31.8 square miles, of which 30.9 sq mi is land and 0.9 sq mi is water, comprising 2.98% of the city. The city of Nashua is bordered to the North by the Towns of Merrimack and Amherst NH; to the East by the Merrimack River and Towns of Hudson NH and Tyngsboro, MA; to the South by the Towns of Tyngsboro and Dunstable, MA; to the West by the Town of Hollis NH. The city is drained by the Nashua River and Salmon Brook, tributaries of the Merrimack. The Nashua River roughly bisects the city. The city of Nashua's downtown is a regional commercial, entertainment, and dining destination. Recent plans have incorporated the Nashua River into the design of a pedestrian-friendly walkway. The Nashua River walk is a large, public/private venture funded through the use of Tax Increment Financing (TIF). The large commercial districts located on Amherst Street (Route 101A) and Daniel Webster Highway are shopping havens, with the one at Daniel Webster Highway, including the Pheasant Lane Mall, attracting many people from Massachusetts taking advantage of the nonexistence of sales tax in New Hampshire. The city is home to a number of technical firms, including Nashua Corporation, which took its name from the city and river. Defense contractor BAE Systems (formerly Sanders Associates), computer firm Hewlett-Packard, Dell, and software company Oracle Corporation are the largest representatives of the high-tech industry prominent in the region. The Boston Air Route Traffic Control Center is located in Nashua. The city is in the process of building what many locals call the "Broad Street Parkway", a major highway development that will connect Nashua's Welcome Center off Exit 6 to the city's downtown area ("Tree Streets" neighborhood), with the goal of easing traffic congestion and opening up Nashua's old mill-yard as part of the city's economic development. Work on the project is expected to be completed by 2014. The city is currently working with Renaissance Downtowns, a Plainville, New York development company, to develop a mixed commercial and residential development on 26 acres of city and privately owned land off Bridge Street. A riverfront location and proximity to downtown have made the site attractive to developers. The property is a half mile from Main Street and lies along the Nashua and Merrimack rivers near Veterans Memorial Bridge, the eastern gateway to the city.

The Everett Turnpike is the major highway running through the city. U.S. Route 3 follows the turnpike from the Massachusetts border north to exit 7E, where it branches to the northeast along the two-lane Henri A. Bourque Highway to Concord Street and then heads north into the town of Merrimack. Nashua Airport (Boire Field), a general aviation facility, is in the city's northwest corner. The nearest commercial airports are Manchester-Boston Regional Airport in Manchester. Public transportation is provided by the Nashua Transit System, which runs a bus line. Efforts are being made to extend the Massachusetts Bay Transportation Authority's commuter rail Lowell Line from Lowell to Nashua.

LOCATION MAP



SITE DATA

Location: The subject has a street address of 35-37 Courtland Street,

Nashua, New Hampshire.

General Description: The subject property is comprised of 16,527 square feet and is

mostly rectangular in shape. The parcel has frontage on

Courtland Street.

Dimensions: 134.00' (Courtland St) x 142.00' x 102.00' x 133.19'.

Easements: There are no adverse easements identified.

Topography and Drainage: Mostly level at structure. Drainage appears adequate.

Flood Hazard: The subject site is not located in a flood hazard area as

identified by the Federal Emergency Management Agency

Map: 33011C0514E; Date: 04/08/2011; Zone X.

Soil and Subsoil: Soil tests and analysis are beyond the scope of this valuation. I

assume that the soil bearing capacity of the site is such that it is capable of supporting most types of residential structures without requiring special engineering or soil preparation.

Environmental Hazards: The subject located at 35-37 Courtland Street is not listed on

the Department of Environmental Protection's searchable sites list of contaminated sites. A 21E site assessment was not made available to the appraiser as of the effective date of valuation. I am not qualified to determine if there was hazardous waste and / or toxic materials. Such a determination would require investigation by a qualified expert in the field of environmental assessment. My value opinion is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in the report.

Utilities: The site has on site electricity, telephone, city water and sewer.

Site Improvements: The site contains a six (6) unit apartment building and

detached one car garage. Ample parking is provided by asphalt parking area accessed off Courtland Street.

Summary Comments: The subject site is surrounded by other residential buildings.

The parcel is in conformity with its surroundings and typical

of the market area.

SUBJECT DEED 35-37 Courtland Street Nashua, NH 03064

Book 8611 Page 1896

100000

FORECLOSURE DEED UNDER POWER OF SALE

Property Address: 35-37 Courtland Street, Nashua, NH 03064-2136

Unofficial Document

from VATCHE MANOUKIAN to MORTGAGE ELECTRONIC REGISTRATION

SYSTEMS, INC. AS NOMINEE FOR COUNTRYWIDE BANK, N.A., its successors and assigns, as lender, dated October 24, 2006, recorded in the Hillsborough County

Registry of Deeds at Book 7758, Page 1101, assigned to BAC HOME LOANS

SERVICING, LP, by assignment recorded in said Registry at Book 8256, Page 2439, further assigned to FEDERAL HOME LOAN MORTGAGE CORPORATION by assignment recorded in said Registry at Book 8568, Page 741, by the power conferred by said mortgage, and every other power, for and in consideration of the sum of Two Hundred Sixty Thousand Dollars (\$260,000,00) paid grants to COURTLAND STREET

Foreclosure Deed Mortgagors: MANOUKIAN, Vatche Property Address: 35-37 Courtland Street, Nashua, NH 03064-2136 Page 1 of 2

Unotheral Document

Inofficial Document

Unoffment begon

IMPROVEMENT DATA

The following is a summary of construction details derived from an exterior and interior inspection of the subject property 35-37 Courtland, along with data on file in the City of Nashua assessor office. The subject parcel contains 16,527 square feet.

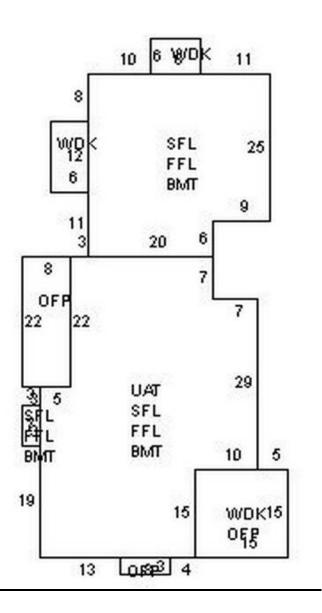
General Data

Year Built: Circa 1900/2014 Design: **Apartment Stories:** 2.5 **Gross Finished Living Area:** 5,080sf **Basement:** Full Parking: On Site **Total Rooms:** 22 **Bedrooms:** 9 Bath: Wood Framing: **Windows: Double Hung Exterior:** Vinyl Siding Interior: Plaster, Drywall **Roof Cover:** Asphalt Shingle. Ceilings: Drywall/ Drop Vinvl/Hdwd/Carpet Floors: FHW/Steam/FHA **Heating System: Cooling System:** Central (Units E &F) **Heating Fuel:** Gas

General Description of Improvements

The subject of this analysis is a six (6) unit apartment building. The units are identified from Unit A- Unit F. Unit A has three rooms, one bedroom and one bath. This unit is accessed to the left of the building and is located on the first floor. Unit B has two levels with entranceway from front of building. The unit has five rooms, two bedrooms and two baths. The unit has two levels with the second floor containing kitchen, dining room, living room and bath. The bedrooms and additional bath for this unit are located on the third level. Unit C is located to the right side of the building on the first floor and has three rooms, one bedroom, and one bath. Unit D is located on the second floor above Unit A has three rooms, one bedroom, and one bath. Unit E and Unit F are accessed to the rear and side of the dwelling and make up the new addition. Both units have four rooms, two bedrooms and one bath. Unit's A - D are heated by Steam and FHW systems. Each unit has an individual boiler. All are fueled by gas. The rear wing of the building comprised of the two additional units have Forced Hot Air Systems fueled by gas. These two units have Central Air. Units A to D are responsible for all utilities except water and sewer which are paid for by owner. Units E and F pay own utilities including water and sewer. Unit A and Unit C have been recently renovated. The cost provided by owner to renovate Unit A was \$46,000 and Unit C was \$7,200 (see list of Improvements-21). Units B and D are in market condition. The floors of the dwelling are tile, vinyl, hardwood and carpet. Walls and ceilings are drywall and plaster. Baths are tile and fiberglass. Total finished area of the six family dwelling is 5,080sf. Adequate parking is provided via Courtland Street. The subject has a one car garage which was rehabbed with five (5) new construction windows, new roof, new siding and which is rented to tenant.

Subject Improvement Sketch _35-37 Courtland Street Nashua, NH 03064

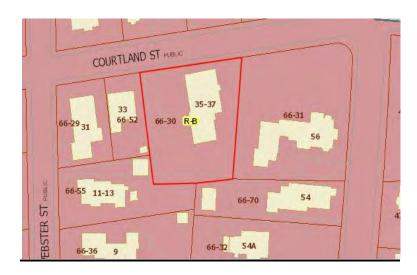


Gross Living Area:

First Floor: 2,340sf
Second Floor: 2,340sf
Third Floor: 400sf
Total Living Area: 5,080sf

ZONING AND LAND USE REGULATIONS

_35-37 Courtland Street Nashua, NH 03064



The urban residence "R-B" zoning classification applies to the subject property. The following is a summary of the requirements for this classification in the City of Nashua, as it applies to the subject parcel. For detailed information refer to the City of Nashua zoning ordinance.

Dimensional Requirements

Minimum Lot Area Multi (3,500sf/Unit):	21,000sf
Lot Width Minimum:	90'
Minimum Frontage:	75'
Minimum Lot Depth:	90'
Minimum Front Yard:	25'
Minimum Side Yard:	10'
Minimum Rear Yard:	25'
Maximum Height:	35'
Maximum Stories:	2.5
Maximum Building Area:	40%
Maximum Floor area Ratio:	0.5
Minimum Open Space:	35%

35-37 COURTLAND ST., NASHUA, NH



Property Information

Property ID 66-30|31186|315 Location 35-37 COURTLAND ST Owner

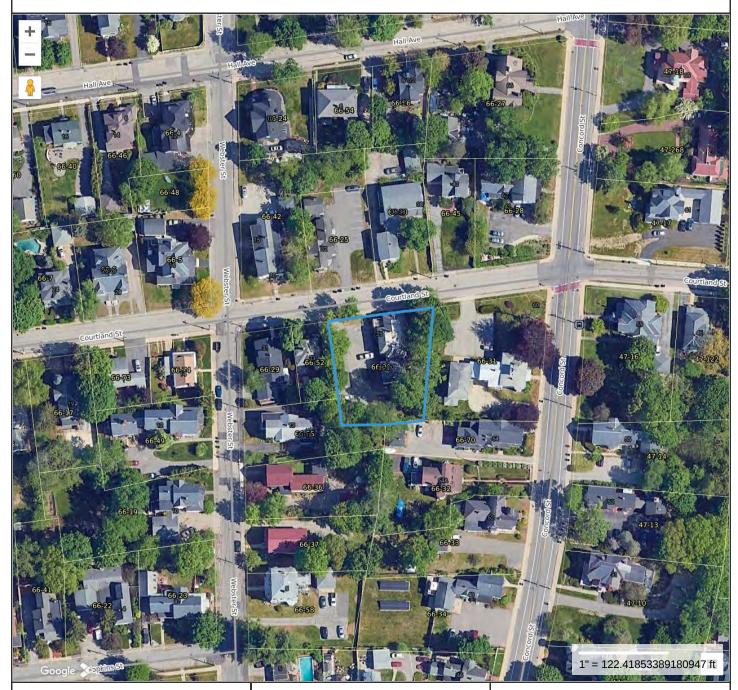
COURTLAND ST NASHUA HLDNGS LLC

MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Nashua Regional Planning Commission makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/25/2025 Data updated 01/30/2025

35-37 COURTLAND ST., NASHUA, NH



Property Information

Location Owner

Property ID 66-30|31186|315 35-37 COURTLAND ST

COURTLAND ST NASHUA HLDNGS LLC

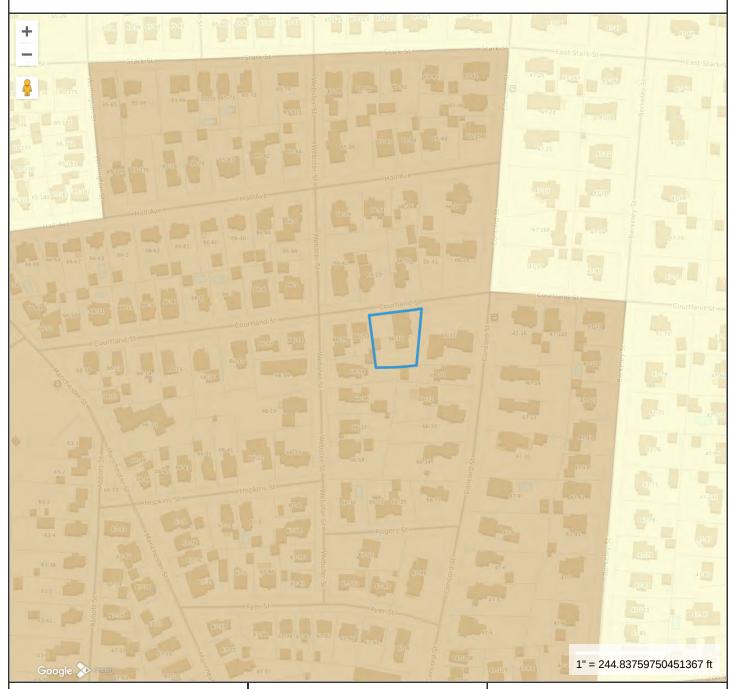


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Geometry updated 02/25/2025 Data updated 01/30/2025

35-37 COURTLAND ST., NASHUA, NH ZONING



Property Information

Location Owner

Property ID 66-30|31186|315 35-37 COURTLAND ST

COURTLAND ST NASHUA HLDNGS LLC



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Geometry updated 02/25/2025 Data updated 01/30/2025

Map Theme Legends

Zoning

- Rural Agricultural over 3 ac Residential SF 2 ac
- Residential SF 1 ac
- Residential SF less than 1 ac
- Low Density Multi-Family

 Medium-High Density Multi-Family

 Manufactured Housing

 Neighborhood-Village Commercial

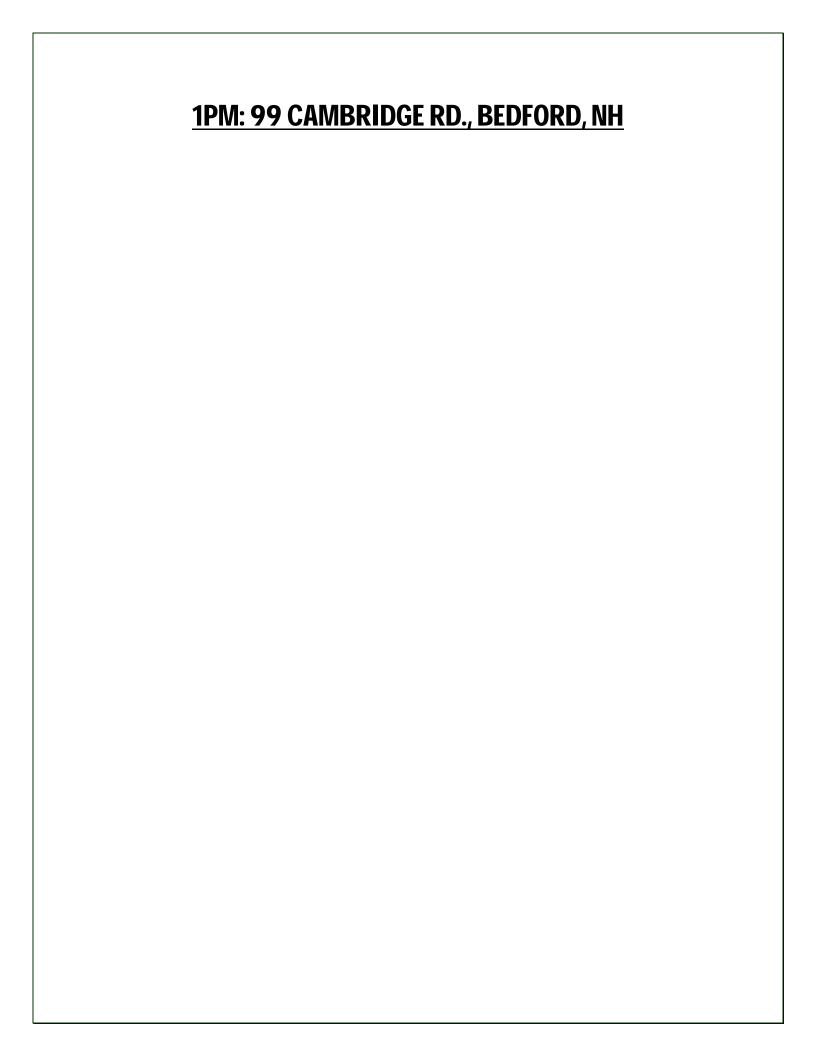
 Commercial

- Commercial Highway
 Commercial Office

- Industrial
 Light Industrial
 Commercial/Agriculture
- IIII Industrial/Commercial

 Retail Business/Residential
 - Commercial/Residential
- Conservation
- Airport

NRPC GIS



99 CAMBRIDGE RD

Location 99 CAMBRIDGE RD **Mblu** 4/ 1/ 67/ /

Acct# Owner 99 CAMBRIDGE RD LLC

Assessment \$916,900 **PID** 328

Building Count 1 topoTopography Rolling

Utility Well, Septic

Current Value

	Assessment								
Valuation Year	Building	Extra Features	Outbuildings	Land	Total				
2023	\$584,900	\$3,300	\$700	\$328,000	\$916,900				

Owner of Record

 Owner
 99 CAMBRIDGE RD LLC
 Sale Price
 \$0

Address 99 CAMBRIDGE RD Certificate

 BEDFORD, NH 03110
 Book & Page
 8932/2210

 Sale Date
 12/30/2016

 Instrument
 1A

Qualified U

Ownership History

Ownership History								
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date			
99 CAMBRIDGE RD LLC	\$0		8932/2210	1A	12/30/2016			
MANOUKIAN JESSICA A	\$360,000		8734/0357	1S	03/12/2015			
SOTERION SCOTT & KRISTEN	\$315,000		5671/1010	00	11/14/1995			
GAMANS LYNDA R & RAUDING ROSE	\$100		5413/1074	1H	03/09/1993			
CHAISSON MICHAEL & LYNDA &	\$330,000		4915/0124	00	08/18/1988			

Building Information

Building 1: Section 1

Year Built: 1987 Living Area: 3,730 Replacement Cost: \$790,472 Building Percent Good: 74

Replacement Cost

Less Depreciation: \$584,900

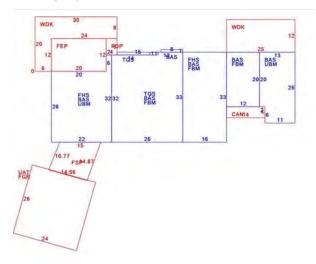
Ві	uilding Attributes
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	Good
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
АС Туре:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/BedfordNHPhotos/\00\00\90\23.jpg)

Building Layout



(ParcelSketch.ashx?pid=328&bid=343)

	Building Sub-Areas (sq ft)		<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	2,530	2,530
TQS	Three Quarter Story	859	644
FHS	Half Story, Finished	1,112	556
CAN	Canopy	56	0
FBM	Basement, Finished	1,612	0
FEP	Porch, Enclosed, Finished	240	0
FGR	Garage, Framed	624	0
FOP	Porch, Open	24	0
FSP	Porch, Screen	183	0
UAT	Attic, Unfinished	624	0
UBM	Basement, Unfinished	910	0
WDK	Deck, Wood	612	0
		9,386	3,730

Extra Features

		Extra Features			<u>Legend</u>
Code	Description	Size	Value	Assessed Value	Bldg #
FPL2	1.5 STORY CHIM	1.00 UNITS	\$3,300	\$3,300	1

Land

Land Use		Land Line Valua	ation
Use Code	1010	Size (Acres)	4.9
Description	SINGLE FAM MDL-01	Frontage	0
Zone	RA	Depth	0
Neighborhood	70	Assessed Value	\$328,000
Alt Land Appr	No		
Category			

Outbuildings

	Outbuildings <u>L</u>						
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #
SHD1	SHED FRAME			128.00 S.F.	\$700	\$700	1

Valuation History

Assessment						
Valuation Year	Building	Extra Features	Outbuildings	Land	Total	
2023	\$584,900	\$3,300	\$700	\$328,000	\$916,900	
2022	\$456,100	\$3,300	\$500	\$243,100	\$703,000	
2021	\$456,100	\$3,300	\$500	\$243,100	\$703,000	

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File

	The purpose of this summary appraisal re	oort is to prov	ide the lender/client with an ac	curate, and adequately support	ed, opinion of the	market value	of the subject	property.
	Property Address 99 Cambridge Rd			City Bedford	St	ate NH	Zip Code 031	0
	Borrower		Owner of Public Record		Co	ounty Hillsb	orough	
	Legal Description Hillsborough Coun	v Registry o	f Deeds, Book :8734, Page	e:0357				
	Assessor's Parcel # 4/1/67	<i>,</i>		Tax Year 2015	R.	E. Taxes \$ 1	0.747	
L	Neighborhood Name Birkdale Part III			Map Reference 31700		ensus Tract O		
SUBJECT		acant	Special Assessments \$		PUD HOA\$			per month
BJ	Property Rights Appraised 🔀 Fee Simple	Leaseh					, , , , , , , , ,	
ns	Assignment Type Purchase Transact		ance Transaction Other (d	escribe)				
	Lender/Client Lowell Five Cent Sav			n Street, Lowell, MA 0185	32			
	Is the subject property currently offered for s	ale or has it her				× (X	Yes No	
	Report data source(s) used, offering price(s)		on onoroa for oalo in the twelve in	shallo phor to allo ollocavo dato o	or trio appraiour.		100110	
	ricport data source(s) dsed, energy price(s)	, and date(s).						
	I did did not analyze the contract	for cala for the	subject purchase transaction. Exp	Join the regulte of the englysis of	f the contract for cal	or why the e	nalvoja was nat	
	performed.	ioi saie ioi liie	Subject purchase transaction. Exp	nani une results di une analysis di	I LITE CUITLIACT IUI SAIT	or willy tile a	ilialysis was liul	
ь	•							
CONTRACT	Contract Price \$ Date of C	ontract	le the property celler t	ne owner of public record?	Yes No Dat	a Source(s)		
TR	Is there any financial assistance (loan charg						Voc	□ No
Ö	Is there any illiancial assistance (loan charge			ance, etc.) to be paid by any par	ty on benan or the bi	Jiiowei ?	∐ Yes	☐ No
ပ	If Yes, report the total dollar amount and des	cribe the items	to be paid.					
_	Note Describe and the second state of the seco	ak ! - k k						
	Note: Race and the racial composition o							
	Neighborhood Characteristi			lousing Trends		Housing	Present Lan	
	Location Urban Suburban	Rural	Property Values Increasing	Stable Declini		AGE	One-Unit	100 %
Ω	Built-Up 🔀 Over 75% 🗌 25-75% 🛚	Under 25%	Demand/Supply Shortage	🔀 In Balance 🔲 Over S	upply \$ (000)	(yrs)	2-4 Unit	0 %
HOOD	Growth 🗌 Rapid 🔀 Stable 🛚	Slow	Marketing Time 🔀 Under 3 m	ths 🗌 3-6 mths 🔲 Over 6	mths 520 Lo	W 20	Multi-Family	0 %
ΉĬ	Neighborhood Boundaries The subject	t neighborho	ood is bounded to the north	by Back Mountain Road,	, to 700 Hi	gh 40	Commercial	0 %
HBO	the south by New Boston Road, to	the east by	Wallace Road and to the v	est by Joppa Hill Road.	590 Pr	ed. 28	Other	0 %
폿	Neighborhood Description The subject	t is located i	n Bedford New Hampshire	located 10 minutes north	of the City of M	anchester v	which is consi	dered to
EG	be the center of business, comme							
Z	accesses schools, shopping and e							
	Market Conditions (including support for the			ithin the subject's segme			•	
	, , ,		, ,	, ,	- ' '			
	Dimensions 150ff Irregular		Area 4.90 ac	Shape Irregu	ılar	View N;	Res;Res	
	Specific Zoning Classification RA-Reside	ntial	Zoning Description 1			•	•	
	Zoning Compliance 🔀 Legal 🔲 Legal N		Grandfathered Use) No Zonii	ng 🔲 Illegal (describe)				
	Is the highest and best use of subject prope				⊠ Yes □ N	lo If No, des	scribe	
	, , ,	· '	<u> </u>	, ,		,		
	Utilities Public Other (describe)		Public Other (d	escribe) Off-si	te Improvements - 1	уре	Public I	Private
Ш	Electricity 🖂 🗌	ı	Water 🗌 🔀 W	ell Street	Paved Asphalt		\boxtimes	
	Coo Dawla		Sanitary Sewer 🔲 🛛 🖂 Se	entic Allev	None			
SIT								
S	FEMA Special Flood Hazard Area Yes	⊠ No FE	MA Flood Zone X	FEMA Map # 33011C035		FEMA Map	Date 09/25/2	009
S		⊠ No FE	MA Flood Zone X			FEMA Map	Date 09/25/2	009
S	FEMA Special Flood Hazard Area Yes	⊠ No FE pical for the ma	MA Flood Zone X rket area?	FEMA Map # 33011C035 o If No, describe	5D	•	Date 09/25/2	009
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S	FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements ty	⊠ No FE pical for the ma	MA Flood Zone X rket area?	FEMA Map # 33011C035 o If No, describe	5D	•		009
S	FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements ty	⊠ No FE pical for the ma	MA Flood Zone X rket area?	FEMA Map # 33011C035 o If No, describe	5D	•		009
S	FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements ty	⊠ No FE pical for the ma	MA Flood Zone X rket area?	FEMA Map # 33011C035 o If No, describe mental conditions, land uses, etc	5D	s 🛭 No		
S	FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements ty Are there any adverse site conditions or exte	⊠ No FE pical for the ma mal factors (eas	MA Flood Zone X rket area?	FEMA Map # 33011C035 o If No, describe mental conditions, land uses, etc	5D c.)? Ye aterials/condition	s 🛭 No	If Yes, describe	condition
S	FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements ty Are there any adverse site conditions or exte	⊠ No FE pical for the ma mal factors (eas	Foundation Stab Crawl Space	FEMA Map # 33011C035 o If No, describe mental conditions, land uses, etc Exterior Description ma Foundation Walls Concr	5D c.)? Ye aterials/condition ete/C2	s 🔀 No	If Yes, describe materials/ HW/Tile/Cp	condition
S	FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements ty Are there any adverse site conditions or exter General Description Units One One with Accessory Units of Stories 1.75	No FE Dical for the marmal factors (east to be concreted	Foundation Slab Crawl Space Travel Town In the state of	FEMA Map # 33011C035 o If No, describe mental conditions, land uses, etc Exterior Description ma Foundation Walls Concr Exterior Walls Clapbo	c.)? Ye aterials/condition ete/C2 oard/C2	s No Interior Floors Walls	f Yes, describe materials/ HW/Tile/Cp Drywall/C2	condition
S	FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements ty Are there any adverse site conditions or exter General Description Units One One with Accessory Un # of Stories 1.75 Type Det. Att. S-Det./End Ur		Foundation Slab Crawl Space ement Partial Basement 2,445 sq.ft.	FEMA Map # 33011C035 o If No, describe mental conditions, land uses, etc Exterior Description ma Foundation Walls Concr Exterior Walls Clapbe Roof Surface Aspha	aterials/condition ete/C2 oard/C2	s No Interior Floors Walls Trim/Finish	materials/ HW/Tile/Cp Drywall/C2 Wood/C2	condition
S	FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements by Are there any adverse site conditions or exter General Description Units One One with Accessory Un # of Stories 1.75 Type Det. Att. S-Det./End Ur Existing Proposed Under Con	Mo FE Dical for the man factors (east to Loncrete Months Full Basement Aust. Basement Fi	Foundation Slab Crawl Space ement Partial Basement ea 2,445 sq.ft. nish 80 %	FEMA Map # 33011C035 o If No, describe mental conditions, land uses, etc Exterior Description ma Foundation Walls Concr Exterior Walls Clapbo Roof Surface Aspha Gutters & Downspouts Alumin	aterials/condition rete/C2 oard/C2 alt/C2 num/C2	Interior Floors Walls Trim/Finish Bath Floor	materials/ HW/Tile/Cp Drywall/C2 Wood/C2 Tile/C2	condition t/C2
S	FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements by Are there any adverse site conditions or exter General Description Units One One with Accessory Un # of Stories 1.75 Type Det. Att. S-Det./End Ur Existing Proposed Under Con Design (Style) Cape	No FE	Foundation Slab Crawl Space ement Partial Basement ea 2,445 sq.ft. nish 80 % Entry/Exit Sump Pump	FEMA Map # 33011C035 o If No, describe mental conditions, land uses, etc Exterior Description ma Foundation Walls Concr Exterior Walls Clapbe Roof Surface Aspha Gutters & Downspouts Alumir Window Type DH/Ca	aterials/condition ete/C2 oard/C2 alt/C2 num/C2 asement/C2	s No Interior Floors Walls Trim/Finish Bath Floor Bath Wainsco	materials/ HW/Tile/Cp Drywall/C2 Wood/C2 Tile/C2	condition t/C2
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Subject Front 99 Cambridge Rd

Gross Living Area 3,426 Total Rooms Total Bedrooms 10 4 Total Bathrooms 2.1 Location

N;Res;Res N;Res;Res 4.90 ac Q2 View Site Quality Age 29



Subject Rear



Subject Street



Subject Front 99 Cambridge Rd

Gross Living Area 3,426 Total Rooms Total Bedrooms 10 4 Total Bathrooms 2.1 N;Res;Res N;Res;Res 4.90 ac Q2 Location View Site Quality Age 29



Subject Rear



Subject Street







Heated Foyer

Garage

Storage Over Garage







Living Room

Enclosed Porch

1/2 Bath







Foyer

Kitchen

Study







Dinette

Dining Room

Family Room







Bath

Bedroom

Basement







Basement

Finished Basement

Finished Basement







Finished Basement

Finished Basement

Bedroom





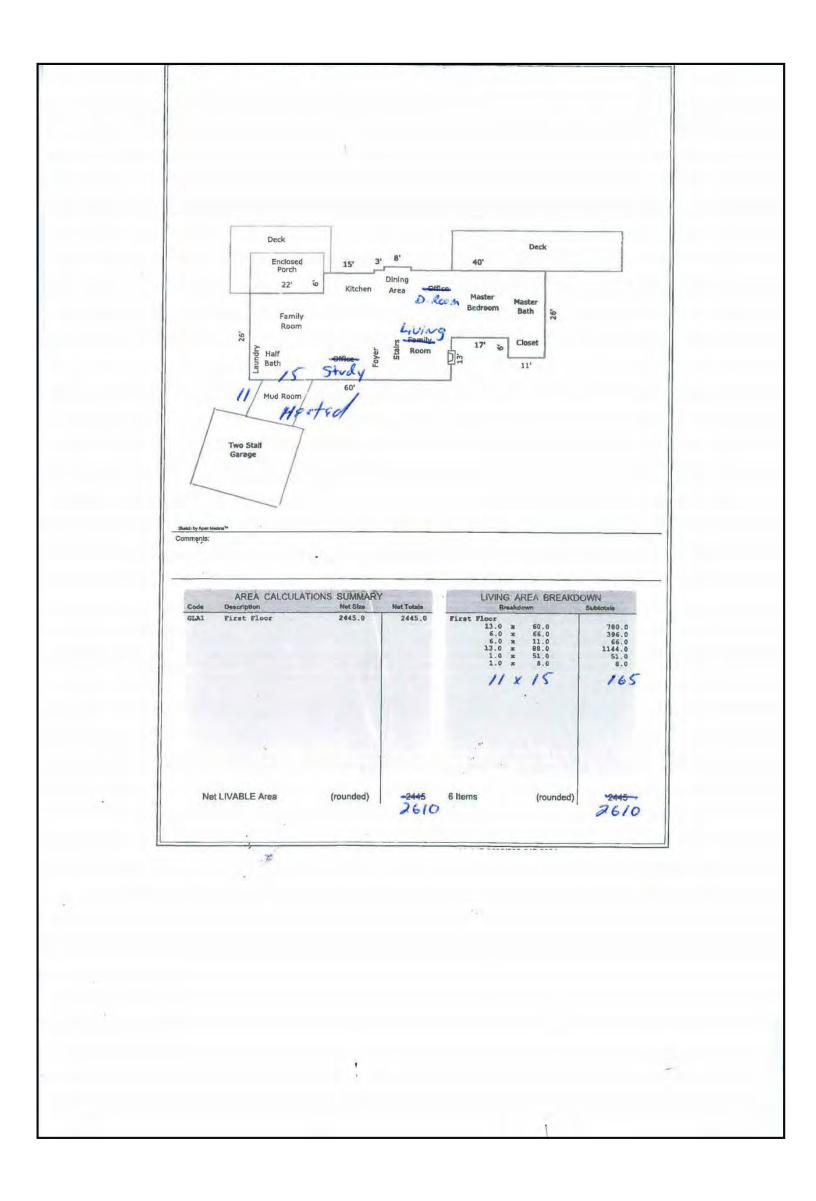


Bedroom

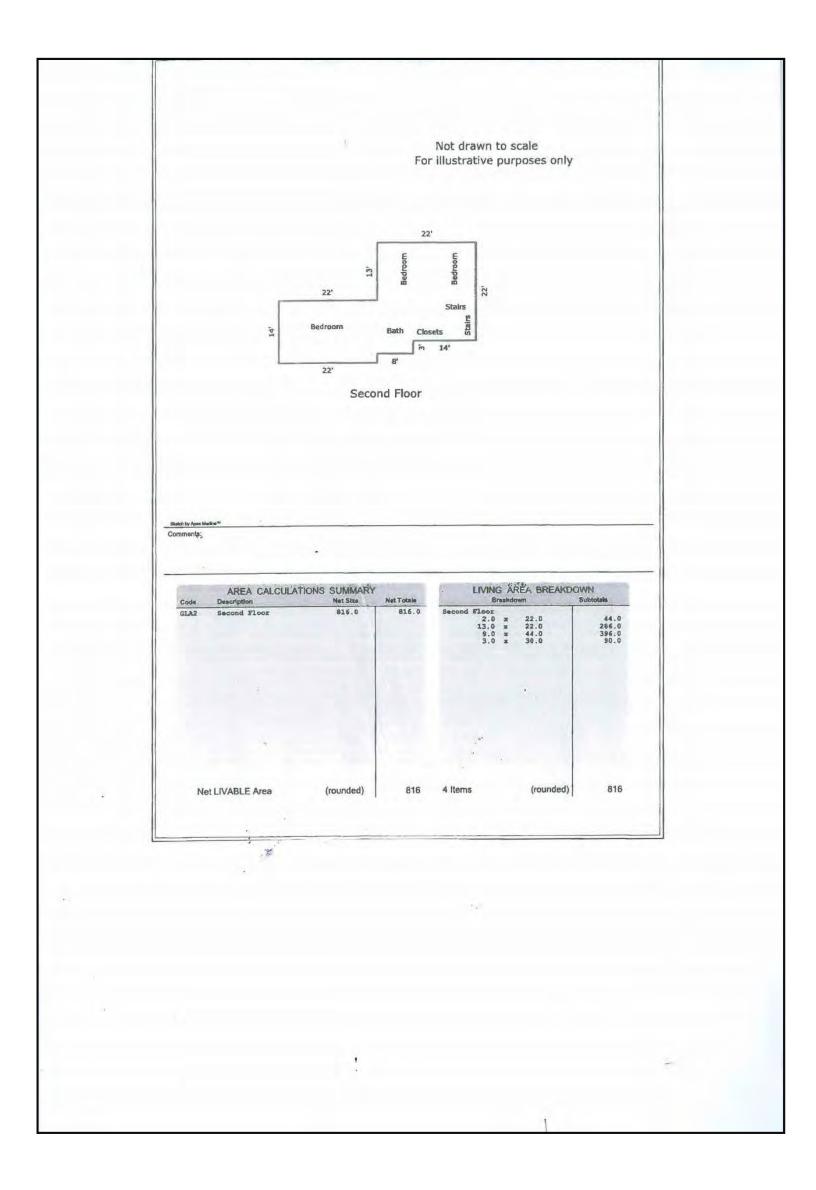
Bedroom

Bath

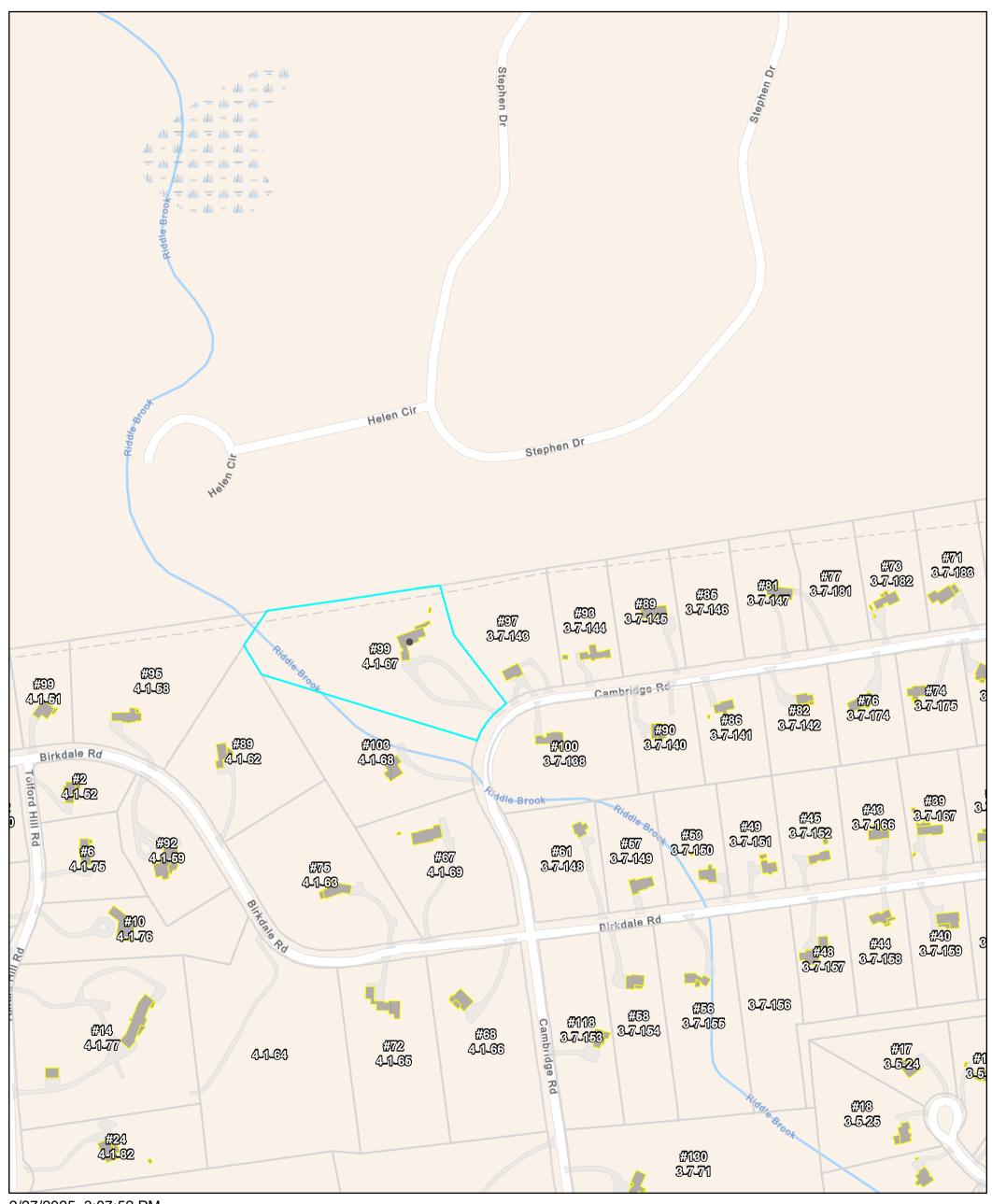
Sketch Addenda - Page 1



Sketch Addenda - Page 2



Map



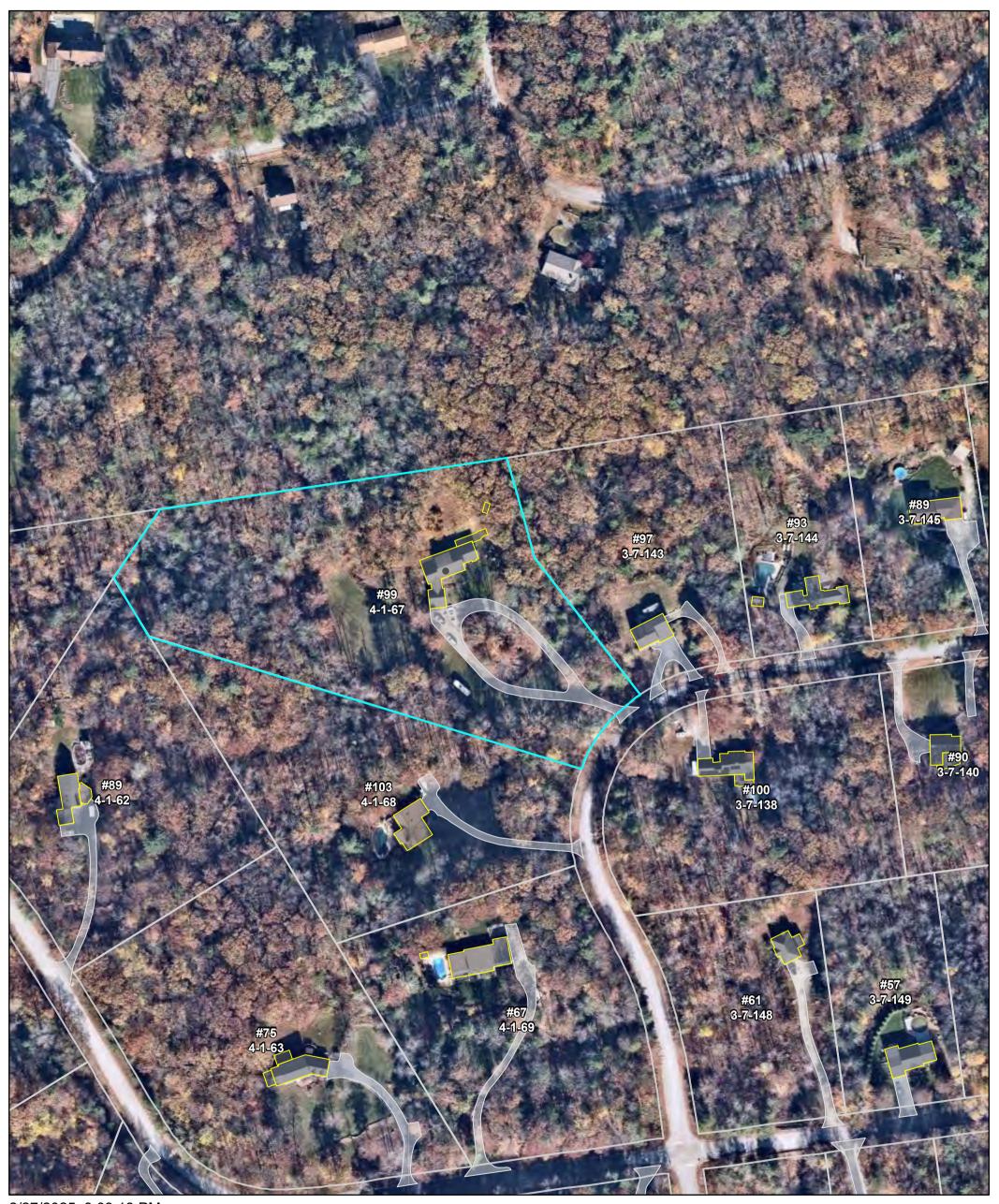
2/27/2025, 3:07:52 PM

Parcels

0 0.04 0.07 0.15 mi
0 0.05 0.1 0.2 km

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, @ OpenStreetMap contributors, and the GIS User Community

Мар



2/27/2025, 3:09:13 PM

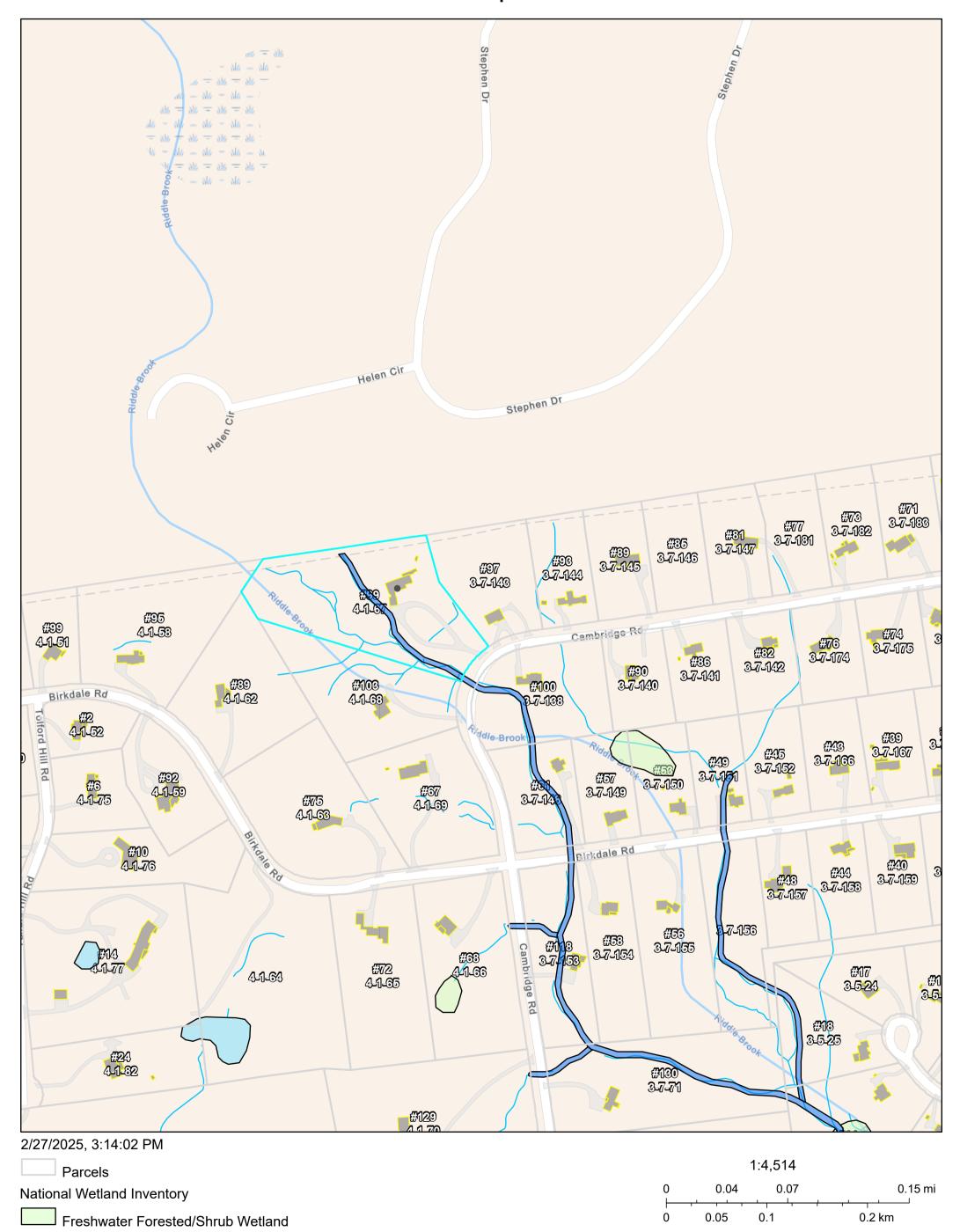
Parcels

1:2,257

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0 0.03 0.06 0.12 km

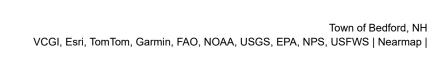
Nearmap, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Map



Freshwater Pond

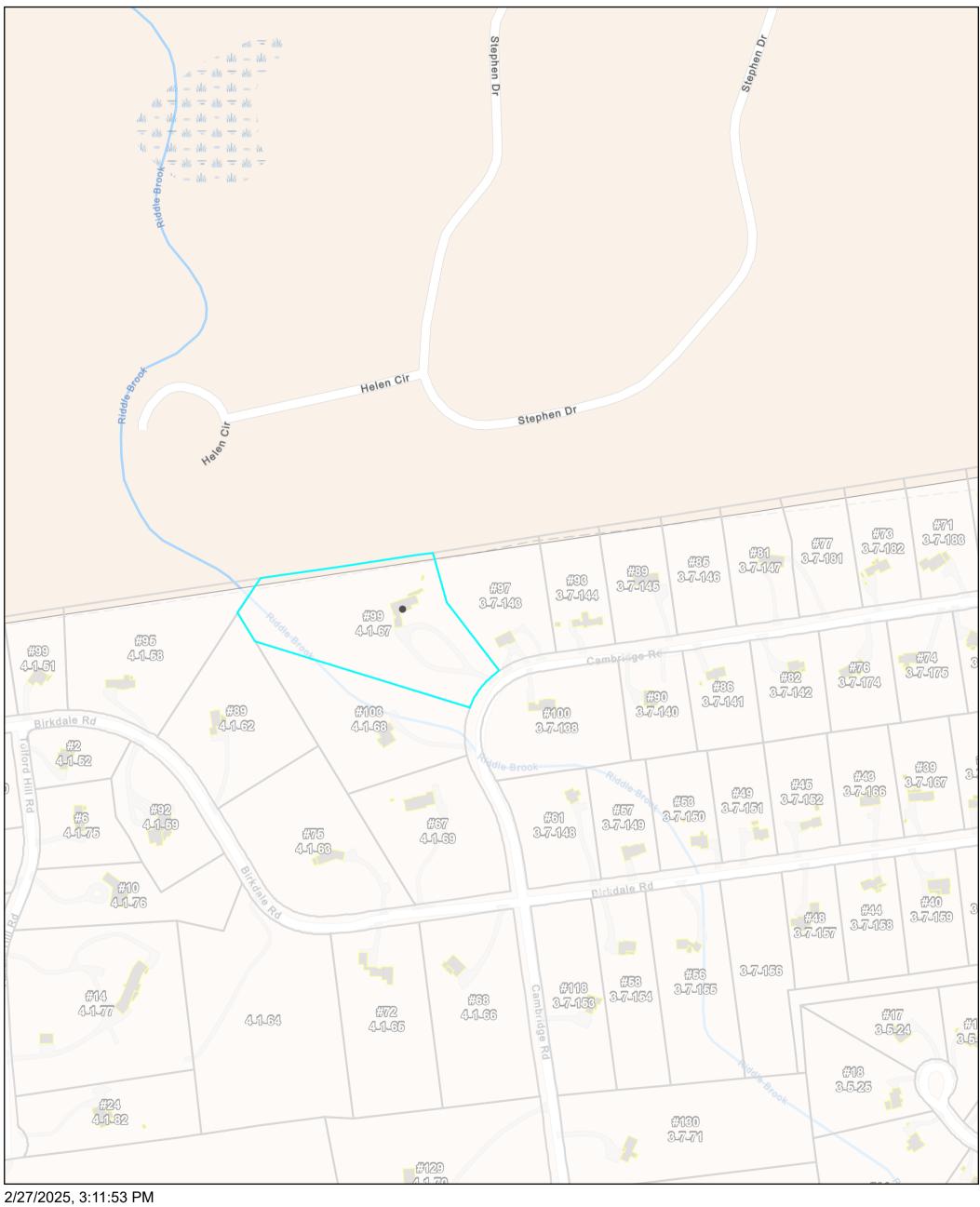
Riverine



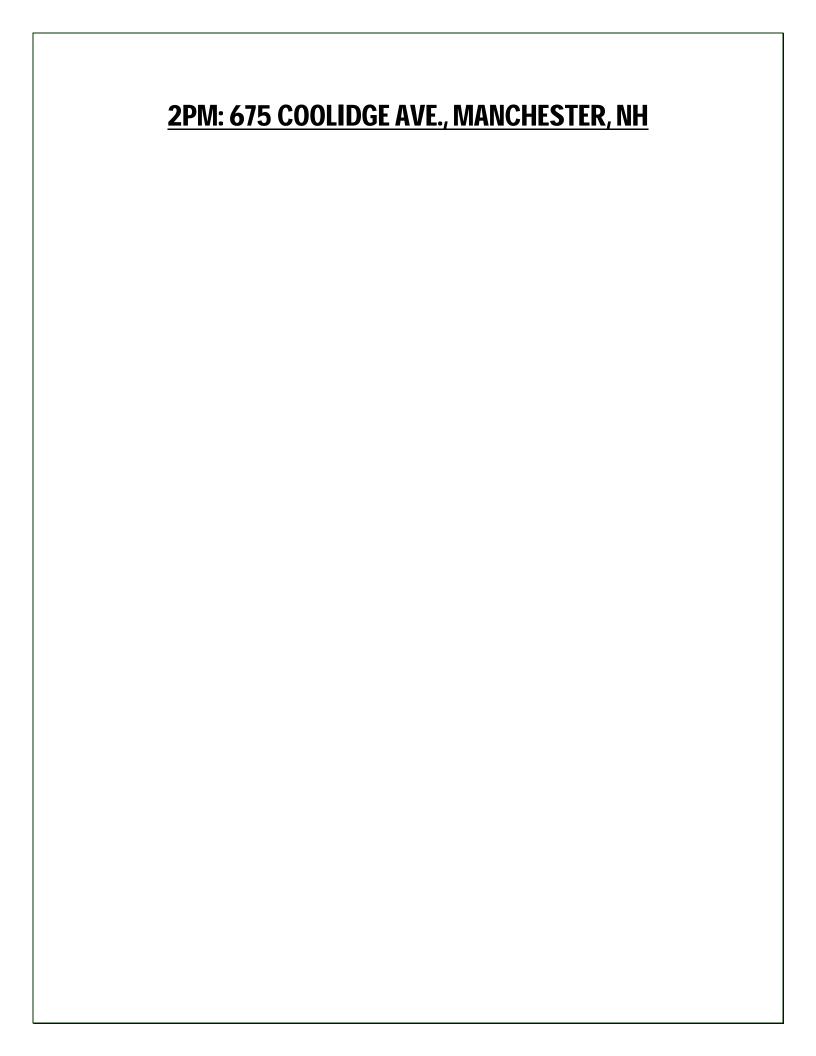
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, ©

OpenStreetMap contributors, and the GIS User Community

Map



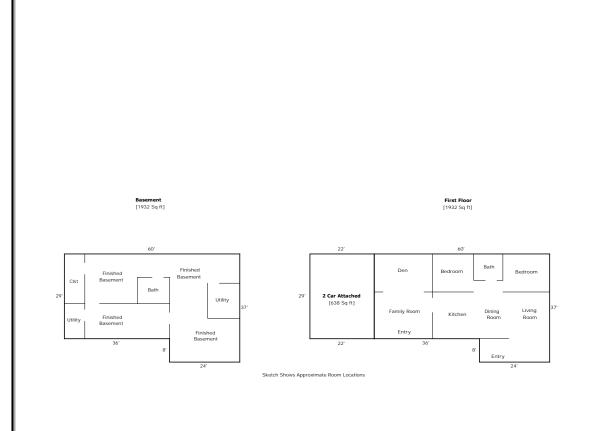




675 COOLIDGE AV Property Location Map ID 0838//0001// Bldg Name State Use 1010 Vision ID 26301 Account # 2376836 Blda # 1 Sec # 1 of 1 Card # 1 of 1 Print Date 12/9/2024 7:52:20 AM **CURRENT ASSESSMENT CURRENT OWNER TOPO** UTILITIES STRT/ROAD LOCATION 1 All Public 1 Suitable 1 Paved 1 Urban Description Code Appraised Assessed COOLIDGE AVE ESTATES LLC 2017 1 Level 5 Curb & Gutter RESIDNTL 1010 313,800 313.800 **RES LAND** 1010 105.200 105.200 SUPPLEMENTAL DATA MANCHESTER, NH 253 MAIN ST RAD OR C CAD = 642 Alt Prcl ID Land Adius NO TIF Origina NO TIF Note Voided **NASHUA** NH 03060 Total SF 17131 Land Class R VISION 03102-2712 TIF Zone Parcel Zip Frontage/D No GIS ID 838-1 Assoc Pid# 419,000 Total 419.000 RECORD OF OWNERSHIP BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE PREVIOUS ASSESSMENTS (HISTORY Code Assessed Year Code Assessed V Code Assessed Year Year U 325.000 81 COOLIDGE AVE ESTATES LLC 8849 2315 04-18-2016 1010 313.800 2023 1010 313.800 1010 313.800 SHAPIRO, MARC L 316-1 0 12-29-2015 U 0 38 2024 2022 BERUBE, GERALD A 0 0 1010 105,200 1010 105,200 105,200 0 1010 Total 419.000 Total 419.000 Total 419,000 **EXEMPTIONS** OTHER ASSESSMENTS This signature acknowledges a visit by a Data Collector or Assessor Year Code Description Amount Code Description Number Amount Comm Int APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 311.100 Total 0.00 ASSESSING NEIGHBORHOOD Appraised Xf (B) Value (Bldg) 2.700 Nbhd Name Nbhd В Tracing Batch Appraised Ob (B) Value (Bldg) C 560 105,200 Appraised Land Value (Bldg) **NOTES** Special Land Value Total Appraised Parcel Value 419,000 С Valuation Method Total Appraised Parcel Value 419,000 **BUILDING PERMIT RECORD VISIT/CHANGE HISTORY** Issue Date Date Comp Purpost/Result Permit Id Type Description Amount Insp Date % Comp Comments Date Id Type Is Cd 02-15-2022 AA 03 6 10 Subdivided 12-27-2005 AM 01 Meas/Int Estimate 02 2nd Visit Not Home 12-27-2005 AM 08-29-2000 JR 00 Meas & Int Insp. 11-20-1990 20 Sale Inspection 11-15-1990 Meas/Int Estimate 01 LAND LINE VALUATION SECTION В Site Index Adj Unit P Use Code Description Zone Land Type Land Units Unit Price I. Factor Cond. Nbhd. Nbhd. Adi Notes Location Adjustment Land Value 17,131 SF 560 1.000 1010 SINGLE FAM 6.14 1.00000 1 1.00 1.0000 6.14 105.200 **Total Card Land Units** Parcel Total Land Area 0 Total Land Value 105,200 O AC

675 COOLIDGE AV Property Location 0838//0001// Bldg Name State Use 1010 Map ID Vision ID 26301 Account # 2376836 Blda # 1 Sec # 1 of 1 Card # 1 of 1 Print Date 12/9/2024 7:52:20 AM **CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED)** Element Description Element Cd Description Style: 01 Ranch Model 01 Residential Grade: 05 Average +10 Stories: 1 Story CONDO DATA Occupancy Parcel Id 22 Exterior Wall 1 С Owne 20 Brick/Masonry FGR BAS BAS TBM ISI Exterior Wall 2 Adjust Type Code Description Factor% Roof Structure: 03 Gable/Hip Condo Flr Roof Cover 03 Asphalt Condo Unit Interior Wall 1 05 Drywall COST / MARKET VALUATION Interior Wall 2 Interior Flr 1 11 Ceram Clay Til 29 29 29 29 **Building Value New** 432.055 Hardwood Interior Flr 2 12 37 02 Oil Heat Fuel 05 Hot Water Heat Type: 1960 Year Built AC Type: 01 None 1993 Effective Year Built Total Bedrooms 02 2 Bedrooms Depreciation Code GD Total Bthrms: 22 16 20 Remodel Rating Total Half Baths Year Remodeled Total Xtra Fixtrs Depreciation % 28 Total Rooms: lo **Functional Obsol** 24 02 Bath Style: Average lο External Obsol Kitchen Style: 02 Average 4 FOP Trend Factor MHP Condition Condition % Percent Good 72 311.100 **RCNLD** Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment OB - OUTBUILDING & YARD ITEMS(L) XF - BUILDING EXTRA FEATURES(B) Cond. Cd Code Description L/B Units Unit Price Yr Blt % Gd Grade Grade Adj. Appr. Value EXTRA FPL O FPO В 1100.00 1988 72 0.00 800 FIREPLACE 1 1,900 FPL1 В 2700.00 1988 72 0.00 **BUILDING SUB-AREA SUMMARY SECTION** Code Description Living Area | Floor Area Eff Area Unit Cost Undeprec Value BAS 163.91 316,665 First Floor 1,932 1,932 1.932 **FGR** Garage 638 223 57.29 36,551 FOP Porch, Open 32 6 30.73 983 ТВМ ThreeQuarter Fin Bsmnt 1.468 470 52.48 77.036 UST Utility, Storage, Unfinished 30 27.32 820 432,055 1.932 2,636 Ttl Gross Liv / Lease Area 4.100

Property Address	675 Coolid	ae Ave					^{City} Manch	ester			State N	Н	Zip Code 0.3	3102
Borrower Cool	lidge Avenue		LC	Ow	vner of Publi	ic Record			e Estates, L	LC	County	Hillsh	orough	
Legal Description				/2016 /	Hillshor	rough Re	gistry of Dee		o zotatoo, z				o. o a.g	
Assessor's Parcel #	M: 838 I		, Dt. 04/2//	/2010/1	11113001	rough itc	Tax Year 202				R.E. Taxes \$	\$ 6	,927	
Neighborhood Name	West Sic						Map Reference		CA#21700		Census Trac	. 0		
	Owner X Tenant		nt	Çn,	ecial Assess	emonte ¢		SIVI	SA#31700 PUD			· U	002.02 per year	per month
Property Rights Appra			Leasehold		ther (describ		0) IIUA Ģ	0		pei yeai _	per monun
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Assignment Type	Purchase Tr		Refinance	e Transaction		Other (des	cribe)							
Lender/Client	Lowell Five C				Address									
	ty currently offered for s		en offered for sale in	the twelve m	nonths prior	to the effective	date of this appraisal?					Y	es 🔀 No	
Report data source(s)) used, offering price(s)	, and date(s).												
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l did	did not analyze the cont	tract for sale for	the subject purchas	se transaction	n. Explain the	e results of the	analysis of the contrac	t for sale	or why the analysis	was not				
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ii res, report the total	i uullai ailiuulli allu ues	CHDE THE HEITIS I	to be paid.											
Note: Race and the	racial composition of t	the neighborho	od are not apprais	al factors.										
	Neighborhood Chara	cteristics				One-Unit	Housing Trends			One-U	nit Housing	9	Present L	and Use %
Location V	rban Subu	ırhan 🗆	Rural Pr	roperty Value	es 🗆	Increasing	Stable		Declining	PRICE	A	GE	One-Unit	15 %
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						•		ㅡ⊢		. ,				83 %
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Neighborhood Descri	iption Loc	cated in a	n establish	ed nahk	ohd wit	th homes	of mixed sty	le of	similar age	. The sul	oj is lo	cated	within rel	atively
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	cluding support for the												to the se	ibject.
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Specific Zoning Class		ıgle Famil	У		Zoning Desc		10,000 Sq. Ft		lot size/ 15	50' minin	num fro	ontag	е	
Zoning Compliance			nforming (Grandfath			No Zoning		ribe)						
Is the highest and be	st use of subject proper	rty as improved	(or as proposed per	nlane and en	ififi	A 41								
				piurio uriu op	pecilications	s) the present us	se?		\bowtie	Yes	No If N	o, descrit	^{De} See	
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TOTAL Sketch by a la mode, inc.	Area Calculations Summary	
Living Area		Calculation Details
First Floor	1932 Sq ft	$29 \times 36 = 1044$
l		37 × 24 = 888
Total Living Area (Rounded):	1932 Sq ft	
Non-living Area		
2 Car Attached	638 Sq ft	29 × 22 = 638
Bassand	1000 C - 6	20 2/ 1044
Basement	1932 Sq ft	$ \begin{array}{rcl} 29 \times 36 &=& 1044 \\ 37 \times 24 &=& 888 \end{array} $
		37 × 24 = 000



Subject Front

675 Coolidge Ave
Sales Price
Gross Living Area 1,932
Total Rooms 7
Total Bedrooms 2 1.0 N;Res; N;Res; 30000 sf Q4 61 Total Bathrooms Location View Site Quality Age

Subject Rear



Subject Street





Subject Front

675 Coolidge Ave

Sales Price
Gross Living Area 1,932
Total Rooms 7
Total Bedrooms 2 1.0 N;Res; N;Res; 30000 sf Q4 61 Total Bathrooms Location View Site Quality Age





Subject Street









Kitchen

Kitchen

Dining Room







Living Room

Family Room

Den







Bedroom

Full Bath

Full Bath







Bedroom

Basement

Basement







Basement

Basement Full Bath

Basement







Basement House Fan Electrical







Electrical Mechanicals Patio

675 COOLIDGE AVE., MANCHESTER, NH



Property Information

 ParcelID
 0838-0001

 Location
 675 COOLIDGE AV

 Owner
 COOLIDGE AVE ESTATES LLC



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675 COOLIDGE AVE., MANCHESTER, NH



Property Information

 ParcelID
 0838-0001

 Location
 675 COOLIDGE AV

 Owner
 COOLIDGE AVE ESTATES LLC

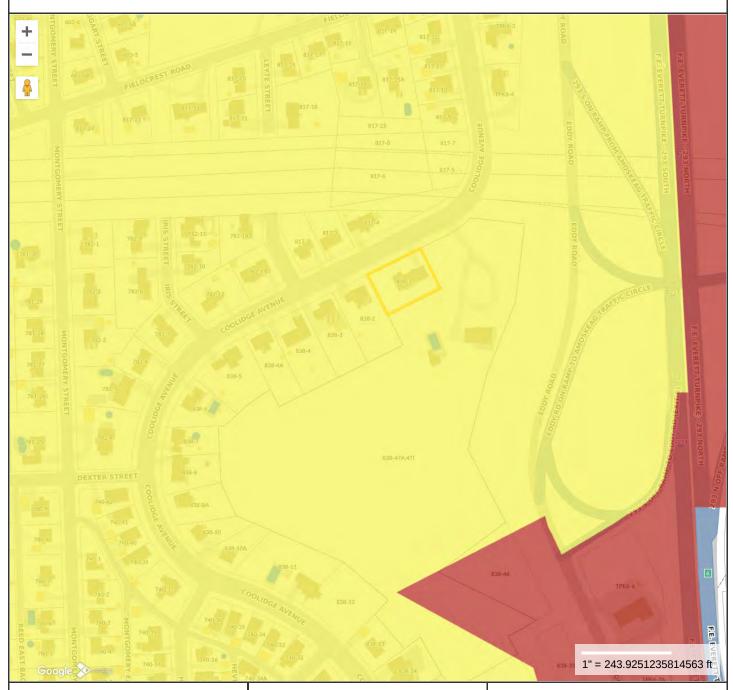


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675 COOLIDGE AVE., MANCHESTER, NH - ZONING



Property Information

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Map Theme Legends

Zoning Districts

Zonii	ng Districts
	Residential-Suburban District - Low Density
	Residential One-Family District - Medium Density
	Residential One-Family District – High Density
	Residential One-Family District – High Density (Professional Office Overlay)
	Residential Two-Family District
***	Residential Two-Family District (Professional Office Overlay)
	Urban Multifamily District
***	Urban Multifamily District (Professional Office Overlay)
	Residential-Suburban Multifamily District
⋘	Amoskeag Corporation Housing Historic District Overlay
	Amoskeag Millyard Historic District
	Arena Overlay District
	Amoskeag Millyard Mixed Use District
	Redevelopment District – Mixed Use
	Central Business District
	Neighborhood Business District
	General Business District
	Research Park District
	General Industrial / Industrial Park
	Civic-Hospital District
	Civic-Institutional District
	Conservation District

Lake Massabesic Protection Overlay

Manchester Landfill Groundwater
Management Zone



THANK YOU FOR REVIEWING THE ENTIRE PROPERTY INFORMATION PACKAGE. WE LOOK FORWARD TO SEEING YOU AT THE AUCTION. IF YOU HAVE ANY QUESTIONS PLEASE DON'T HESITATE TO CONTACT US.



Justin Manning, CAI, AARE
President
Phone: 800-521-0111

Fax: 508-362-1073

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auctions@JJManning.com

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