



PROPERTY INFORMATION PACKAGE #25-2150

Mortgagee's Foreclosure AUCTION

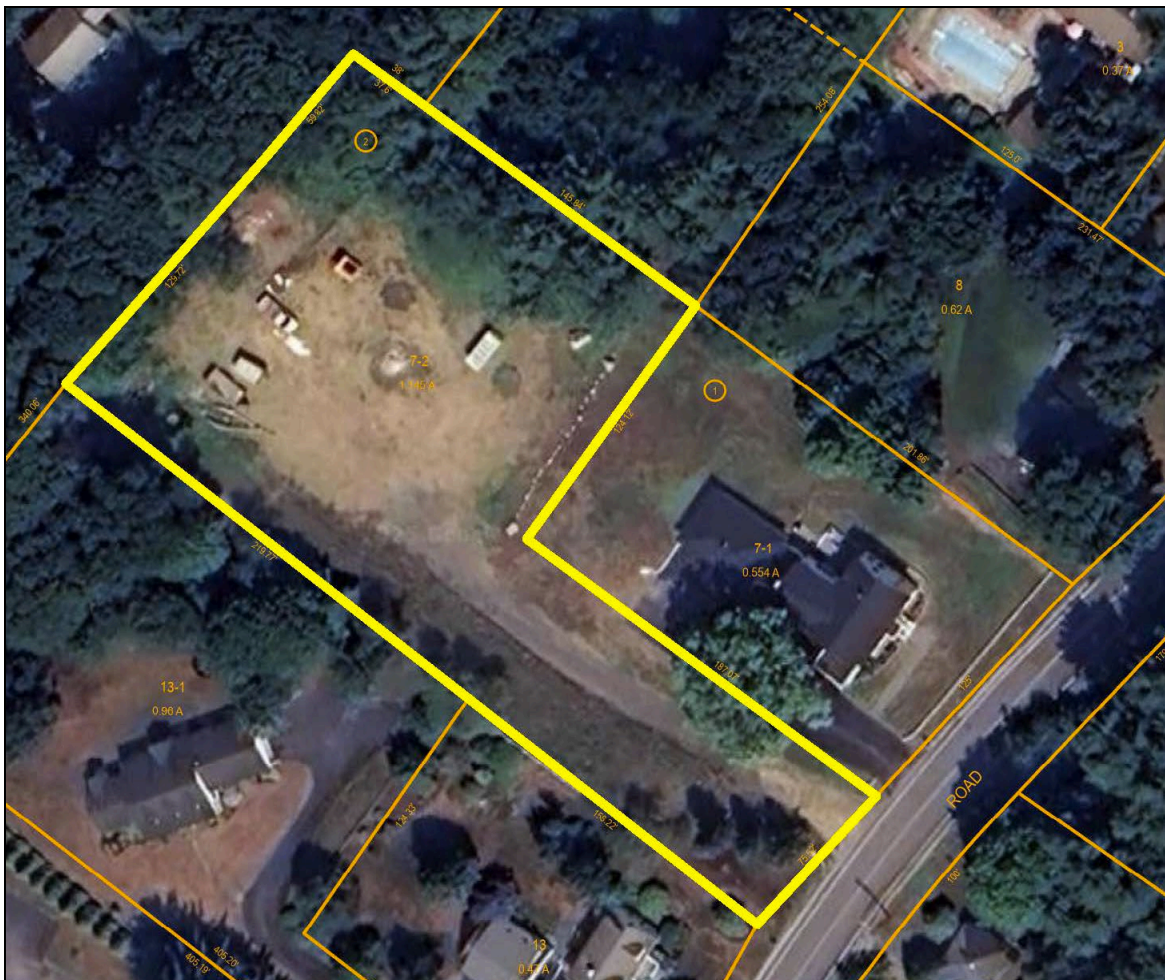
1.1+/- ACRE VACANT LAND

Parcel ID: 147-7-1 ~ Zoning: RA

125 LITTLE RIVER RD., HAMPTON, NH

Thursday, June 19 at 2:30 pm On-site

NH Lic. #6018



JJ Manning AUCTIONEERS

AUCTIONEER'S DISCLAIMER

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.

MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Flyport Realty, LLC to Crowd Lending Fund One, LLC (the "Mortgagee"), said mortgage dated October 13, 2023, and recorded on March 20, 2025 with the Rockingham County Registry of Deeds in Book 6608 at Page 687 (the "Mortgage"), pursuant to and for breach of the conditions in said Mortgage and for the purpose of foreclosing the same will be sold at:

**Public Auction
on
June 19, 2025
at 2:30 PM**

Said sale to be held on the mortgaged premises having a present address of 123 Little River Road, Town of Hampton, Rockingham County, New Hampshire. The premises are a portion of the lot more particularly described as "Parcel II" in the Mortgage, being commonly known as 123 Little River Road, Hampton, New Hampshire, Assessor Map 147, Lot 7 and described in the Mortgage as Lot 2 of Plan #D-43886 recorded with the Rockingham County Registry of Deeds.

For Mortgagor's Title see Deed recorded in Book 6420 at Page 2329 with the Rockingham County Registry of Deeds.

NOTICE

PURSUANT TO NEW HAMPSHIRE RSA 479:25, YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREMISES ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE TO ENJOIN THE SCHEDULED FORECLOSURE SALE.

The name and address of the mortgagee's agent for service of process is:

Roberts Carroll Feldstein & Peirce, Inc
10 Weybosset Street, Suite 800
Providence, Rhode Island, 02903
401-521-7000

The contact information for the New Hampshire Banking Department is:

New Hampshire Banking Department
53 Regional Drive, Suite 200
Concord, NH 03301

nhbd@banking.nh.gov

(603) 271-3561 – main office/ (800) 437-5991 – toll free

For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 1-800-437-5991. The hotline is a service of the New Hampshire banking department. There is no charge for this call.

The Property will be sold subject to all unpaid real estate taxes and all other liens and encumbrances, which may be entitled to precedence over the Mortgage. Notwithstanding any title information contained in this notice, the Mortgagee expressly disclaims any representations as to the state of the title to the Property involved as of the date of the notice of the date of sale. The property to be sold at the sale is "AS IS WHERE IS".

TERMS OF SALE

An initial deposit of Ten Thousand (\$10,000.00) Dollars in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney will be required to be delivered at or before the time a bid is offered. The successful bidder(s) will be required to execute a purchase and sale agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within forty-five (45) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to cancel or continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale.

Dated in Providence, Rhode Island, on May 1, 2025.

Crowd Lending Fund One, LLC
By Its Attorney,

/s/ Patrick J. McDonald

Patrick J. McDonald IV, Esq.
pmcdonald@rcfp.com
Roberts, Carroll, Feldstein & Peirce, Inc
10 Weybosset Street, Suite 800
Providence, RI 02903
Phone 401-521-7000 Fax 401-521-1328

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						2215 HAMPTON, NH VISION																			
FLYPORT REALTY LLC 779 OCEAN BLVD HAMPTON NH 03842												Description		Code		Assessed				Appraised																	
												RES LAND		1300		304,400				304,400																	
SUPPLEMENTAL DATA																																					
Alt Prcl ID 0147 0007 0001 OLD DATA TAX CLAS 1000 WETLANDS PERMIT																																					
GIS ID														Assoc Pid#																							
														Total		304,400		304,400																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
FLYPORT REALTY LLC				6420 2329		05-31-2022		U		V		700,000		12		Year		Code		Assessed		Year		Code		Assessed V		Year		Code		Assessed					
																2024		1300		304,400		2024		1300		304,400											
																Total		304,400		Total		304,400		Total		304,400		Total									
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																									
Year		Code		Description		Amount		Code		Description												Number		Amount		Comm Int											
Total						0.00																															
ASSESSING NEIGHBORHOOD																																					
Nbhd				Nbhd Name				B				Tracing				Batch																					
0001																																					
NOTES																																					
2024: NEW LOT CREATED FROM #44166																																					
BUILDING PERMIT RECORD																		VISIT / CHANGE HISTORY																			
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Id		Type		Is		Cd		Purpost/Result									
LAND LINE VALUATION SECTION																																					
B		Use Code		Description		Zone		Land Type		Land Units		Unit Price		Size Adj		Site Index		Cond.		Nbhd.		Nbhd. Adj		Notes		Location Adjustment		Adj Unit P		Land Value							
1		1300		RES ACLNDV M		RA				43,560 SF		6.32		1.00000		5		1.00		60		1.100						1.0000		6.95		302,800					
1		1300		RES ACLNDV M		RA				0.145 AC		10,000.00		1.00000		0		1.00		60		1.100						1.0000		11,000		1,600					
Total Card Land Units										1.145		AC		Parcel Total Land Area										1.145		Total Land Value										304,400	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	99	Vacant Land									
Model	00	Vacant									
Grade:											
Stories:											
Occupancy											
Exterior Wall 1											
Exterior Wall 2											
Roof Structure:											
Roof Cover											
Interior Wall 1											
Interior Wall 2											
Interior Flr 1											
Interior Flr 2											
Heat Fuel											
Heat Type:											
AC Type:											
Total Bedrooms											
Total Bthrms:											
Total Half Baths											
Total Xtra Fixtrs											
Total Rooms:											
Bath Style:											
Kitchen Style:											
MHP											
<div> <div>CONDO DATA</div> <div> <div>Parcel Id</div> <div></div> <div>C</div> <div>Owne</div> <div></div> </div> <div> <div></div> <div>B</div> <div>S</div> </div> </div> <div> <div>Adjust Type</div> <div>Code</div> <div>Description</div> <div>Factor%</div> </div> <div> <div>Condo Flr</div> <div></div> </div> <div> <div>Condo Unit</div> <div></div> </div>											
COST / MARKET VALUATION											
Building Value New											
Base Rate											
Effective Base Rate 0											
Other Net Adjustments											
Year Built											
Effective Year Built											
Depreciation Code											
Remodel Rating											
Year Remodeled											
Depreciation %											
Functional Obsol											
External Obsol											
Trend Factor 1											
Condition											
Condition %											
Percent Good											
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)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area		0	0	0		0					

No Sketch



Town of Hampton, NH

1 inch = 138 Feet



www.cai-tech.com

June 16, 2025



--- COMMON	--- EASEMENT	pool-poly
--- PROPERTYLINE	--- RW	Buildings
--- ROAD	tanno_poly	Right of Ways

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



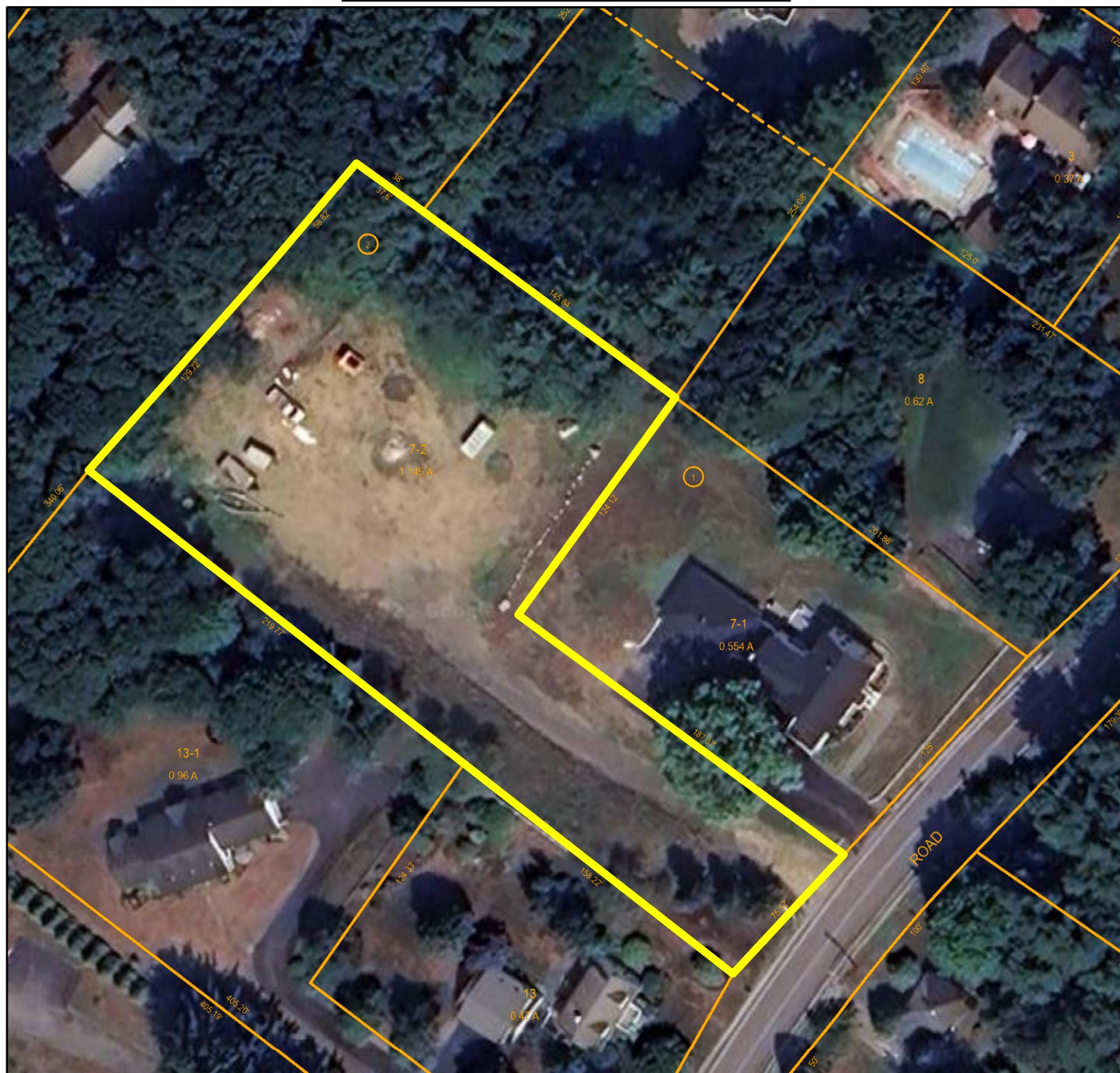
1 inch = 69 Feet



CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

June 16, 2025



-  COMMON
 PROPERTYLINE
 ROAD

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Zoning

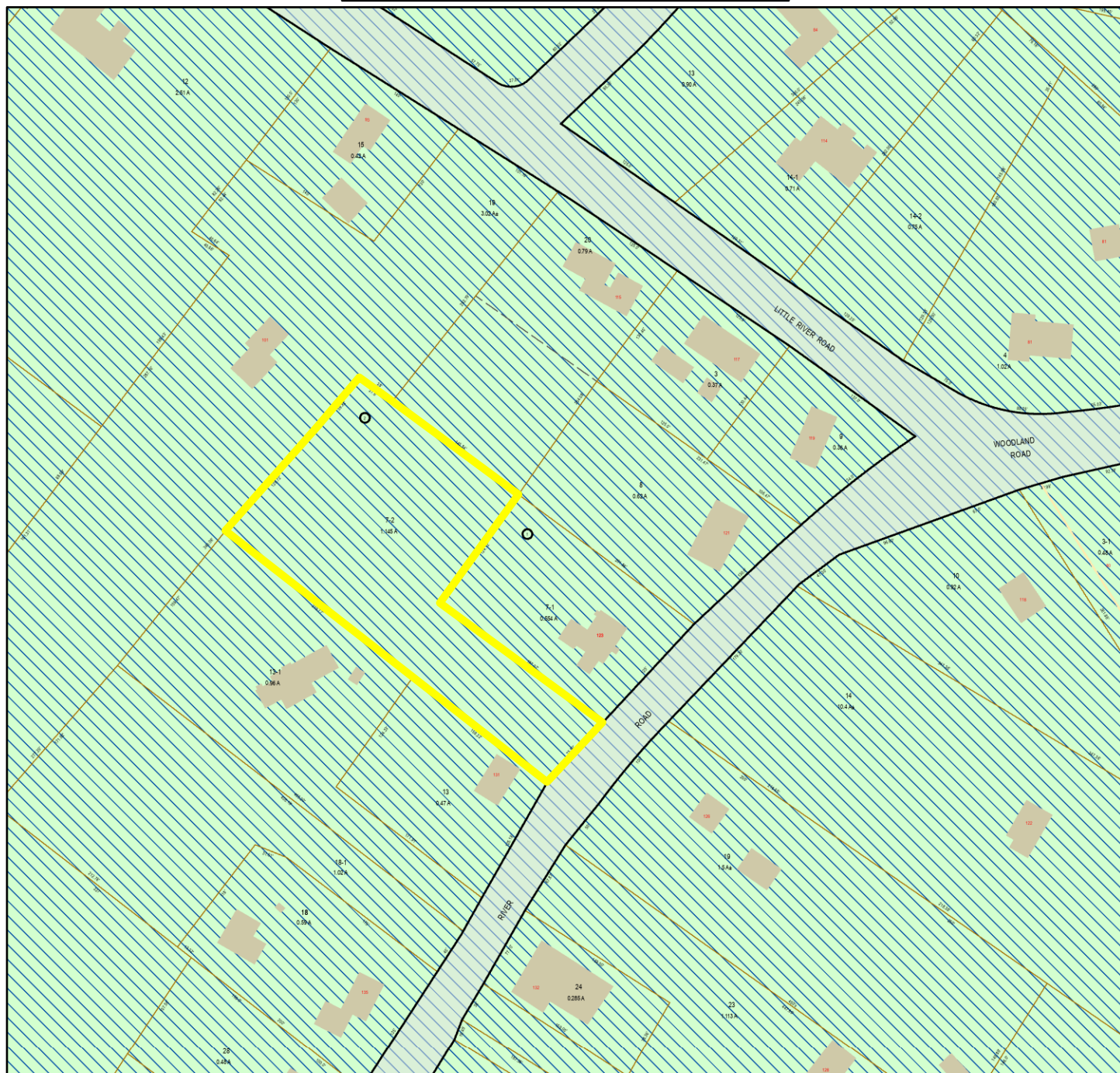
Town of Hampton, NH

1 inch = 138 Feet



www.cai-tech.com

June 16, 2025



---	COMMON		Buildings
---	PROPERTYLINE		Right of Ways
---	ROAD		Groundwater Protection District Overlay
---	BUFFER		RA - Residence A

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



**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

**JJManning.com
auctions@JJManning.com**

Let JJManning Auction your Valuable Real Estate

Marketing | Experience | Integrity | Results

JJManning Auctioneers specializes in the accelerated marketing of residential and commercial real estate. We work with progressive sellers and real estate brokers to offer dynamic and award-winning marketing solutions.

Call or Visit JJManning.com for a Free Consultation!