

**Town of Conway
23 Main Street, PO Box 2680
Conway, NH 03818**

Repurchase of Tax Deeded Property

Property Address: 16 North Road

Deeded: August 24, 2022

Map/Lot: 277-285

Prior Owner(s): Paul L. Smith

Additional Address:

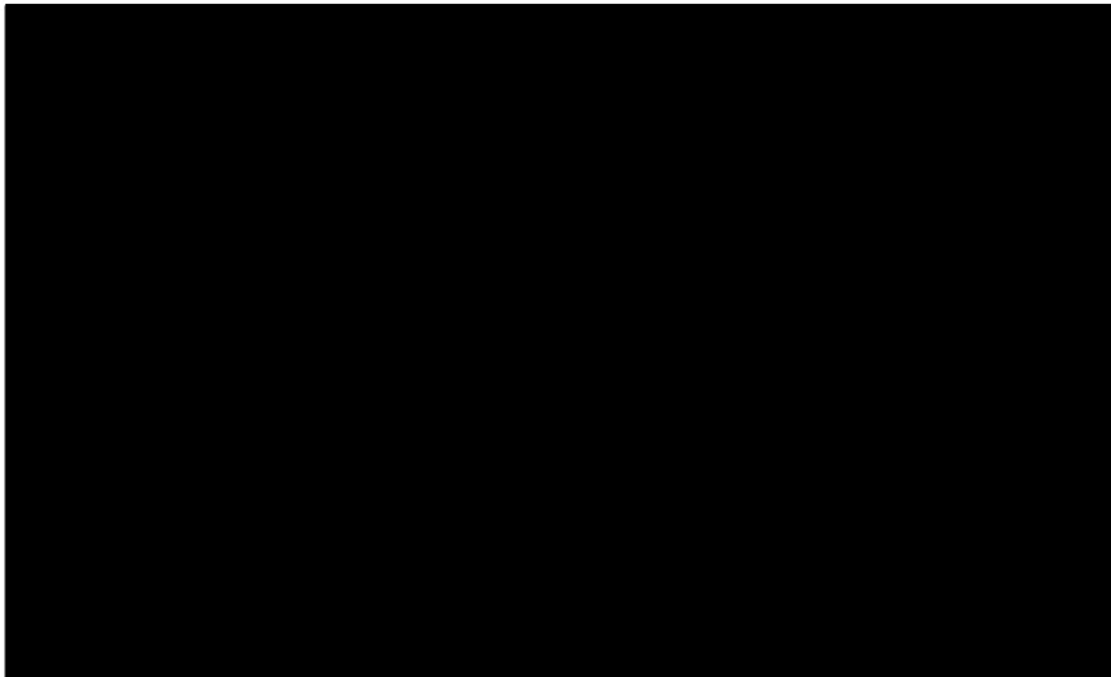
Calculation Date: May 31, 2023

PO Box 417

389 Pound Road

Conway, NH 03818

Madison, NH 03849



Tax Years: 2016L, 2017L, 2018L, 2019L, 2020L, 2021L, 2022, 2023P01 & Water/Sewer

Date Paid: _____

***"An additional penalty equal in amount to 10 percent of the assessed value of the property as of the date of the tax deed, adjusted by the most recently available equalization ratio."**

SAGER & SMITH, PLLC

LAWYERS

5 Courthouse Square ♦ P.O. Box 385
Ossipee, New Hampshire 03864-0385
(603) 539-8188 ♦ SagerSmith.com

Richard D. Sager
rick@sagersmith.com

Donald M. Smith
don@sagersmith.com

*Via Certified Mail
(Return Receipt Requested and Address Service Requested)
& First-Class Mail*

March 3, 2023

Paul L. Smith
PO Box 417
Conway, NH 03818

*Re: Sale of Tax Deeded Property
Location: 16 North Road – Tax Map 277, Lot 285*

Dear Mr. Smith,

The Town of Conway (hereinafter “Town”) acquired title to the above-identified property (hereinafter “Property”) for non-payment of taxes, by Tax Collector’s Deed.

This notice is being sent to you in accordance with RSA 80:89. Pursuant to this statute, the following information is provided:

1. Terms of the Offering (RSA 80:89, I)

The Town will be auctioning this property (and other properties) to the highest bidder. The auction is scheduled to occur on Saturday, June 3, 2023 at the Conway Town Hall, 23 Main Street, Conway, NH. There is no minimum bid requirement.

2. Right to Repurchase the Property (RSA 80:89, II)

As the former owner, you have a right to repurchase the property, as follows: Within 30 days after your receipt of this notice, you as the former owner of the property may give notice by certified mail, return receipt requested, of your intent to repurchase the property from the Town, stating

that you are ready, willing, and able to pay all back taxes, interest, costs and penalty, as defined in RSA 80:90.¹ If all such back taxes, interest, costs and penalty have not been actually tendered within 15 days of such notice of intent to repurchase, the Town may proceed with its offering and dispose of the property without any interest by the former owner. Any such notice sent by you should be mailed to:

John Eastman, Town Manager
Town of Conway
PO Box 2680
Conway, New Hampshire 03818

As a practical matter, if you intend to repurchase the Property, you are advised to contact the Town before you send the certified letter in order to obtain the total amount you will be required to pay to repurchase the Property.

3. Effect of Repurchase by Former Owner (RSA 80:89, III – IV)

The deed from the Town upon such repurchase shall convey the Town's interest in the property, or such portion as has not been previously disposed of by the Town, to all record former owners in the same proportional undivided interests as the former owners of record. The former owners' title upon repurchase shall be subject to any liens of record against the property as of the time of the tax deed to the Town, and subject to any leases, easements, or other encumbrances as may have been granted or placed on the property by the Town. In the case of multiple former owners,

¹ 80:90. Definitions

I. For purposes of RSA 80:88 and 80:89, the phrase "back taxes, interest, costs and penalty" shall include all of the following:

- (a) All taxes assessed but unpaid as of the date of the tax deed, together with all taxes which would thereafter otherwise have been assessed against such property based on its valuation, but for its ownership by the municipality.
- (b) All statutory interest actually accrued on all back taxes as of the date of the tax deed, together with all statutory interest which would otherwise thereafter have accrued on all taxes listed in subparagraph (a), but for the property's ownership by the municipality.
- (c) All allowable statutory fees charged for notice and recording in connection with the tax collection process.
- (d) All legal costs incurred by the municipality in connection with the property, including those connected with the municipality's sale or the former owner's repurchase.
- (e) All incidental and consequential costs as are reasonably incurred or estimated to be incurred by the municipality in connection with its ownership and disposition of the property, including but not limited to insurance, maintenance, repairs or improvements, and marketing expenses.
- (f) An additional penalty equal in amount to 15 percent of the assessed value of the property as of the date of the tax deed, adjusted by the equalization ratio for the year of the assessment.

II. For purposes of RSA 80:88 and 80:89, "former owner" shall mean any person in whom title to the property, or partial interest therein, was vested at the time of the tax deed, and shall include any heir, successor, or assign of any former owner, provided, however, that any person to whom a former owner has attempted to convey or assign any interest, lien, or expectancy in the property subsequent to the date of the tax deed shall not be deemed a former owner.

Paul L. Smith
March 3, 2023
Page 3 of 3

any owner paying more than a proportional share of the purchase price to the Town shall have a lien against the other owners for the amount of the excess paid.

This will be your only notice before the Town sells the Property at auction. If you intend to repurchase the Property, it is imperative you take action as required herein and pursuant to New Hampshire law.

Please free to contact me with any questions.

Very truly yours,

A handwritten signature in black ink, appearing to be 'R. Sager', written over a light blue horizontal line.

Richard D. Sager (NH Bar # 2236)
Auction Counsel

cc: John Eastman, Town Manager (email only - jeastman@conwaynh.org)
Paul L. Smith, 389 Pound Road, Madison, NH 03849 (regular mail - courtesy copy)
TD Bank, NA, 32 Chestnut Street, Lewiston, ME 04240 (Certified Mail, RRR)
First Horizon Home Loans, 4000 Horizon Way, Irving, TX 75063 (Certified Mail, RRR)

Sager & Smith, PLLC
P.O. Box 385
5 Courthouse Square
Ossipee, NH 03864

CERTIFIED MAIL®



7021 0350 0002 1721 8612



FP  **US POSTAGE**
\$008.10⁰

First-Class - IMI

ZIP 03864

03/03/2023

033B 0071820152

1st NOTICE
2nd NOTICE
RETURNED

3/27

Paul L. Smith
PO Box 417
Conway, NH 03

1st NOTICE
2nd NOTICE

3/16/23

NIXIE 01546 03/16/2023

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
SORT IN MANUAL ONLY NO AUTOMATION
BC: 56998999955

0381830417 8001
5699899999



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P.O. Box 385
5 Courthouse Square
Ossipee, NH 03864

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FP **US POSTAGE**
\$008.10⁰

First-Class - IMI

ZIP 03864

03/03/2023

033B 0071820152

RTS

*Not At
Address
Empty Building*

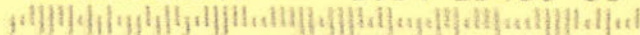
First Horizon Home Loans
4000 Horizon Way
Irving, TX

3/31

NIXIE 750 FE 1 0000/22/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 04864038585 *1024-14866-09-42



UTP

7506302260 0059

Sager & Smith, PLLC
P.O. Box 385
5 Courthouse Square
Ossipee, NH 03864



FP  **US POSTAGE**
\$000.60⁰

First-Class - IMI
ZIP 03864

03/03/2023

033B 0071820152

not

Paul L. Smith
PO Box 417
Conway,

NIXIE 015 FE 1 0003/20/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

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ANK

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