

Town of Bethlehem

2155 Main Street PO Box 189
Bethlehem, NH 03574
(603) 869-3351 Fax (603) 869-2280
www.bethlehemnh.org

July 17, 2025

Lauren O'Brien
1909 Crews Hollow Rd
Wartrace, TN 371183-3702

Dear Ms. O'Brien

On June 26, 2025 a Tax Deed for property located at **Tax Map (415) Lot (0125)** and **(415) Lot (0126)** was issued to the Town of **Bethlehem, NH** for nonpayment of **2022** property taxes. This deed conveys 100% ownership to the Town of **Bethlehem, NH**. As per (RSA 80:89) the Town of Bethlehem, NH is hereby notifying you of our intent to sell the property located at Tax Map (415) Lot (0125) and (415) Lot (0126) on **October 25, 2025**.

For your information, a copy of the deed to the Town of Bethlehem, NH and copies of the New Hampshire State Statutes regarding the sale of tax deeded properties and your right to repurchase are also enclosed.

Per, New Hampshire State Statutes, you now have an option to repurchase this property. A notice must be received within 60 days from the date of this letter to give notice of your intent to repurchase the property located at **Tax Map (415) Lot (0125) Tax Map (415) Lot (0126)**. You may at any time prior to **September 15, 2025** give notice to the Town, by certified mail, return receipt requested, of your intent to repurchase the property from the municipality, stating that you are ready, willing, and able to pay all back taxes, interest, costs and penalty, as defined in (RSA 80:90). If all such back taxes, interest, costs and penalty have not been actually tendered within 30 days of such notice of intent to repurchase, the municipality will proceed with its offering and dispose of the property without any interest by you (RSA 80:89).

If you have questions regarding the process to repurchase your property, please contact Mary Moritz Town Administrator at 603-869-3351 ext. 101 or admin@bethlehemnh.gov.

Sincerely,

Mary Moritz
Bethlehem Town Administrator

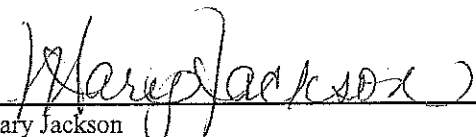
TAX COLLECTOR'S DEED
KNOWN ALL MEN BY THESE PRESENTS

That I, Mary Jackson, Tax Collector for the Town of Bethlehem, in the County of Grafton and the State of New Hampshire, for the year 2025 by the authority in me vested by the laws of the State, and for consideration received by the Town of Bethlehem, located at PO Box 185, 2155 Main Street, Bethlehem, NH 03574, do hereby sell and convey to the Town of Bethlehem, a certain tract or parcel of land situated in the Town of Bethlehem, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2022 to:

O'BRIEN, LAUREN
and described in the invoice books as:
Map Lot Sub Unit 0415 0126 00000 00000
Located At BEAVER POND RD
Consisting of 0.390 Acres of Land, Including Any Buildings Thereon.

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated Town of Bethlehem, in the State of New Hampshire on May 3, 2022, to have and to hold said Premises, with the appurtenances, to said Town of Bethlehem's successors/heirs and assigns forever. And I hereby covenant with said Town of Bethlehem, that in making this conveyance I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in manner aforesaid.

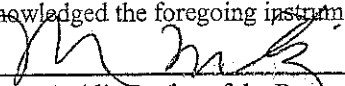
In witness whereof, I have hereunto set my hand and seal, the 26 day of June in the year of our Lord 2025.



Mary Jackson
Tax Collector, Town of Bethlehem

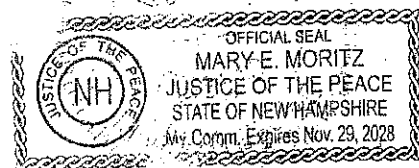
State of New Hampshire
County of Grafton

On this 26th day of June 2025, personally appeared Mary Jackson, Tax Collector who swore that the foregoing is true to the best of her knowledge and belief and acknowledged the foregoing instrument to be her free act and deed.



Notary Public/Justice of the Peace
My Commission expires: 11/29/2025

415 0126
BOOK 4945 Page 584
415 0125
BOOK 4945 Page 583



TITLE V TAXATION

CHAPTER 80 COLLECTION OF TAXES

Real Estate Tax Liens

Section 80:89

80:89 Notice to Former Owner and Opportunity for Repurchase. –

I. At least 90 days prior to the offering for sale by a municipality of property which is acquired by tax deed on or after the effective date of this section, the municipal governing body or its designee shall send notice by certified mail, address service requested, return receipt requested, to the last known post office address of the owner of the property at the time of the tax deed, if known, or to the person to whom notice of the impending tax deed was given under RSA 80:77. The notice shall set forth the terms of the offering and the right of the former owner or owners to repurchase the property, as set forth in paragraph II. Copies of any such notice shall also be sent by certified mail, return receipt requested, to any mortgagee to whom notice of the impending tax deed was sent under RSA 80:77-a. For any notice sent pursuant to this paragraph, \$10 may be added to the municipality's "costs" as defined in RSA 80:90. In this section, an "offering for sale" means the authorization by the municipality's governing body to its designee to sell the property.

II. Within 30 days after the notice required by paragraph I, or if no such notice is received, at any time within 3 years after the date of recording the tax deed, any former owner of the property may give notice by certified mail, return receipt requested, of intent to repurchase the property from the municipality, and stating that such owner is ready, willing, and able to pay all back taxes, interest, costs and penalty, as defined in RSA 80:90, except that if the property is the former owner's principal residence, or was the former owner's principal residence at the time of execution of the tax deed under RSA 80:76, the additional penalty under RSA 80:90, I(f) shall not apply. If all such back taxes, interest, costs and penalty have not been actually tendered within 30 days of such notice of intent to repurchase, the municipality may proceed with its offering and dispose of the property without any interest by the former owner.

III. The deed from the municipality upon such repurchase shall convey the municipality's interest in the property, or such portion as has not been previously disposed of by the municipality, to all record former owners in the same proportional undivided interests as the former owners of record.

IV. 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 municipality, and subject to any leases, easements, or other encumbrances as may have been granted or placed on the property by the municipality. In the case of multiple former owners, any owner paying more than a proportional share of the purchase price to the municipality shall have a lien against the other owners for the amount of the excess paid.

V. A notice of intent to repurchase under this section may also be filed by the holder of any recorded mortgage interest in the property which was unredeemed as of the date of the tax deed. Upon payment the property shall be deeded as provided in paragraph III, but the mortgagee shall be entitled to add the amount paid to the municipality to the amount due under the mortgage.

VI. Conveyances to a former owner under this section shall not be subject to the real estate transfer tax under RSA 78-B.

VII. The duty of the municipality to notify former owners and to distribute proceeds pursuant to RSA 80:88, and the former owners' right of repurchase under this section shall terminate 3 years after the date of recording of the deed.

Source. 1998, 238:2. 2007, 184:2, 3, eff. Aug. 17, 2007. 2016, 37:1, eff. July 2, 2016.