

**TOWN OF WAKEFIELD**

**TAX-ACQUIRED PROPERTY AUCTION**

**Saturday, August 5, 2017**  
**10:00 a.m.**  
**Registration Begins at 9:30 a.m.**

**Wakefield Town Hall**  
**2 High Street, Sanbornville, NH**

**Property Information and Identification**

**Bidder's Packet**

**For up to date and additional information on the auction and the property  
being offered, visit [www.NHTaxDeedAuctions.com](http://www.NHTaxDeedAuctions.com)**

**For specific questions,**  
**Call or e-mail Karen Rines, paralegal,**  
**Sager & Smith, PLLC**  
**(603) 539-8188, ext. 105**  
**[karen@sagersmith.com](mailto:karen@sagersmith.com)**

**The specifications contained in this packet are for informational purposes  
only. Each bidder is required to conduct his/her own research and to make  
his/her own conclusions regarding title, fitness for a particular purpose,  
zoning restrictions, etc.**

**Richard D. Sager, Auctioneer, License No. 6104**

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# Auction Details

**Date:** Saturday, August 5, 2017

**Time:** 10:00 a.m.

**Place:** Wakefield Town Hall, 2 High Street, Sanbornville, NH

**Deposit Required:** Auction registrants will provide a deposit in cash or check payable to “Sager & Smith, PLLC Trust Account” in the amount of \$1,000.00. Deposits of unsuccessful bidders will be returned at the conclusion of the auction. A deposit can be paid in personal check, bank check, or any other form of payment or guaranty deemed acceptable by the auctioneer.

**Due Diligence:** Each bidder is responsible to perform due diligence in researching each property prior to bidding on same.

**Buyer's Premium:** A buyer's premium of ten percent (10%) of the base price (successful bid) will be added to the purchase price payable by the buyer as part of the purchase price.

**Disclaimer:** The information provided by the Municipality in any bidder packet and at [www.nhtaxdeedauctions.com](http://www.nhtaxdeedauctions.com) is for informational purposes only. Each bidder is required to conduct his/her own research and to make his/her own conclusions regarding title, fitness for a particular purpose, zoning restrictions, etc.

**Closing/Transfer of Title to Successful Bidder:** Closing will take place within 30 days of the sale at the law office of Sager & Smith, PLLC, or other mutually agreed upon location. Most closings can be accomplished using email and the U.S. Postal Service. Successful bidders will sign a Memorandum of Sale prior to leaving the auction venue, and a deposit in the amount of not less than 10 percent of the purchase price will be collected at that time (\$1,000.00 minimum) and held in escrow at the law office of Sager & Smith, PLLC until closing. Failure on the part of the successful bidder to meet the terms of sale within the closing period will result in the forfeiture of the deposit as liquidated damages as well as other legal remedies available to the Municipality for the

breach of contract. The successful bidder will receive a “selectmen’s deed” or similar deed conveying title to the property, which will be without covenants (warranty, quitclaim or otherwise), but which will be subject to any easements, restrictive covenants, and/or benefits that remain of record. The successful bidder will be required to pay all NH transfer taxes, deed recording-related fees, and applicable pro-rations at the time of closing.

**No Warranty of Title:** Bidder acknowledges that the Municipality is conveying each property AS IS, WHERE IS, WITH ALL FAULTS, with no representations as to the quality of the title being conveyed or the quality of the property being bid upon. Bidder further acknowledges that all representations made by the Municipality are for descriptive purposes only, and are not to be relied upon by bidder for determining whether the property is suitable for building or for any purpose whatsoever.

**Signature Required:** Each bidder is required to sign a “Bidder’s Registration and Acknowledgment,” that he/she has read and understands its terms, and he/she understands the same and will abide by the terms of this auction sale. The auctioneer can refuse a bid or to consummate a sale with any person who refuses to sign this “Bidder’s Registration and Acknowledgment.”

**Rights Reserved:** The Municipality reserves the right to add or remove properties from the list of properties for sale, increase or decrease the minimum bid amount, offer the property to unsuccessful bidders in the event the successful bidder defaults, sell parcels in groups, postpone or cancel the auction, or take whatever reasonable action it deems appropriate in order to facilitate sale of the properties or otherwise.



**TOWN OF WAKEFIELD  
TAX ACQUIRED PROPERTY AUCTION  
AUCTION DATE: August 5, 2017**

**BIDDER REGISTRATION AND ACKNOWLEDGMENT**

***PLEASE COMPLETE CONTACT INFORMATION AND SUBMIT WITH REGISTRATION FEE  
DURING REGISTRATION PERIOD ON DAY OF AUCTION***

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Mobile Phone: \_\_\_\_\_ Email: \_\_\_\_\_

I hereby acknowledge that I have read this page and the reverse page of this "Bidder's Registration and Acknowledgment," and fully understand all the terms and conditions contained herein. I further agree that each bid I make at this auction shall be considered an irrevocable offer to purchase the property. The indication of "sold" by the auctioneer shall be deemed as an acceptance of the prevailing bid. I understand and agree that if my bid is accepted as the high bid, I have purchased the property for that bid amount, plus the 10 percent buyer's premium. I further agree to sign the Memorandum of Sale and to pay the required deposit prior to leaving the auction venue.

\_\_\_\_\_

Date

\_\_\_\_\_

Signature of Bidder

**Deposit Paid: \$ \_\_\_\_\_ ( \_\_\_Cash \_\_\_Check \_\_\_Other-Specify: \_\_\_\_\_ )**  
**Please make checks payable to "Sager & Smith, PLLC"**

**Bidder No.: \_\_\_\_\_**

**~This box to be used only if the Bidder did not submit a successful bid~**

I acknowledge the return of my Deposit.

\_\_\_\_\_

Signature of Bidder

\_\_\_\_\_

Date

## **Bidder's Acknowledgment of the Terms and Conditions of Sale**

**Deposit Required:** Auction registrants will provide a deposit in cash or check payable to "Sager & Smith, PLLC" in the amount of \$1,000.00. Deposits of unsuccessful bidders will be returned at the conclusion of the auction. A deposit can be paid in cash, personal check, bank check, or any other form of payment or guaranty deemed acceptable by the auctioneer.

**Due Diligence:** The Bidder further acknowledges that he/she has performed due diligence in researching each property prior to bidding on same.

**Buyer's Premium:** A buyer's premium of ten percent (10%) of the base price (successful bid) will be added to the purchase price payable by the successful Bidder as part of the purchase price.

**Disclaimer:** The information provided by the Municipality in the bidder packet and at [www.nhtaxdeedauctions.com](http://www.nhtaxdeedauctions.com) is for informational purposes only. The Bidder is required to conduct his/her own research and to make his/her own conclusions regarding title, fitness for a particular purpose, zoning restrictions, etc.

**Closing/Transfer of Title to Successful Bidder:** Closing will take place within 30 days of the sale at the law office of Sager & Smith, PLLC, or other mutually agreed upon location. Each successful Bidder will sign a Memorandum of Sale prior to leaving the auction venue, and a deposit in the amount of not less than 10 percent of the purchase price will be paid to the Municipality at that time (\$1,000.00 minimum) and held in escrow at the law office of Sager & Smith, PLLC until closing. Failure on the part of the successful Bidder to meet the terms of sale within the closing period will result in the forfeiture of the deposit as liquidated damages at the sole discretion of Sager & Smith, PLLC, as well as other legal remedies available to the Municipality for breach of contract. The successful Bidder will receive a deed conveying title to the property, which will be without covenants (warranty, quitclaim or otherwise), but which will be subject to any easements, restrictive covenants, and/or benefits that remain of record. The successful Bidder will be required to pay all NH transfer taxes and deed recording-related fees at the time of closing. Sager & Smith, PLLC shall charge \$35 for each check returned for insufficient funds.

**No Warranty of Title:** The Bidder acknowledges the Municipality is conveying the property AS IS, WHERE IS, WITH ALL FAULTS, with no representations as to the quality of the title being conveyed or the quality of the property being bid upon. The Bidder further acknowledges that all representations made by the Municipality or its agents are for descriptive purposes only, and are not to be relied upon by the Bidder for determining whether the property is suitable for building or for any purpose whatsoever.

**Signature Required:** The Bidder is required to read and sign this "Bidder's Registration and Acknowledgment" in recognition that he/she has read and understands its terms, and he/she understands same and will abide by its terms for the auction sale. The auctioneer can refuse a bid or to consummate a sale with any person who refuses to sign this "Bidder's Registration and Acknowledgment."

**Rights Reserved:** The Municipality reserves the right to add or remove properties from the list of properties for sale, increase or decrease the minimum bid amount, offer the property to unsuccessful bidders in the event the successful Bidder defaults, sell parcels in groups, postpone or cancel the auction, or take whatever reasonable action it deems appropriate in order to facilitate sale of the properties or otherwise.

# MEMORANDUM OF SALE

BE IT KNOWN that on this the 5th day of August, 2017, the undersigned Buyer was the high bidder at an auction conducted by the municipality of Wakefield (the "Municipality") for the following described property owned by the Municipality:

**Description of Property:** Parcel Number: \_\_\_\_\_ Street: \_\_\_\_\_ Tax ID: \_\_\_\_\_

**Purchase Price:** \$ \_\_\_\_\_ (Balance due at closing by certified funds is the total of purchase price + buyer's premium (10% of purchase price) + state transfer tax (.75% of purchase price - \$20 min.) + recording fees (usually approximately \$16) minus Amount of Deposit.)

**Amount of Deposit (Minimum 10% of Purchase Price):** \$ \_\_\_\_\_ ☐ Cash ☐ Check (No. \_\_\_\_\_ )

**Buyer: (Bidder No. \_\_\_\_\_) (1) \_\_\_\_\_ (2) \_\_\_\_\_**

**Take Title As:** ☐ JTROS ☐ Tenants in Common ☐ Other/TBD S.S. /Fed. I.D. #s: (1) \_\_\_\_\_ (2) \_\_\_\_\_

**The closing shall occur at Sager & Smith, PLLC, 5 Courthouse Square, Ossipee, NH no later than 30 days following the date of the auction, or September 6, 2017.**

Buyer acknowledges that the Municipality is conveying the property **AS IS, WHERE IS, WITH ALL FAULTS**, with no representations as to the quality of title being conveyed or the quality of the property being purchased. **TIME IS OF THE ESSENCE AS TO ALL DEADLINES SET FORTH IN THIS AGREEMENT.** The Property shall be conveyed by a deed with no covenants. Buyer shall take possession of the Property after deed is recorded. Buyer further acknowledges that no representations have been made as to whether the property is suitable for building or any other use or purpose for which the Buyer intends for the property. In the event the Buyer fails to provide the balance due as provided in this Agreement, the Municipality, in its sole discretion, may keep the deposit as liquidated damages, or may bring an action for specific performance, in which instance the Buyer agrees to reimburse the Municipality its reasonable attorney's fees and costs. Buyer acknowledges that Buyer is responsible to pay real estate taxes beginning the day after the deed to the Buyer is recorded in the registry of deeds. In the event The Municipality records the deed in accordance with the above information provided by Buyer, and Buyer later requests a change in the deed, Buyer shall (in advance) pay The Municipality all legal fees and costs associated with preparation and recording of the corrective deed. All representations, statements, and agreements heretofore made between the parties hereto are merged in this Agreement, which alone fully and completely expresses their respective obligations. This Agreement is entered into by each party after opportunity for investigation, with neither party relying on any statements or representations not embodied in this Agreement made by the other or on his behalf. Should any provision of this Agreement or any portion of any provision of this Agreement be held invalid or unenforceable according to law, the remaining portions hereof shall not be effected thereby but shall continue in full force and effect. The waiver by any party of any breach of any provision of this Agreement shall not operate as, or be construed as, a waiver of any subsequent breach thereof. The Property is subject to all applicable provisions of Municipal codes that may be in effect as of the date of sale.

**All inquiries regarding this transaction shall be directed to Karen Rines, real estate paralegal, Sager & Smith, PLLC, 5 Courthouse Square, P.O. Box 385, Ossipee, NH 03864 Telephone (603) 539-8188; Fax (603) 539-7891; E-mail: karen@sagersmith.com.**

Executed this 5<sup>th</sup> day of August 2017.

MUNICIPALITY OF WAKEFIELD

**Buyer certifies having read the foregoing and agrees to its terms.**

\_\_\_\_\_  
Buyer

By: \_\_\_\_\_  
Richard D, Sager, Duly Authorized

\_\_\_\_\_  
Buyer

### MEMORANDUM OF SALE – BACK-UP BIDDER

BE IT KNOWN that on this the 5<sup>th</sup> day of August 2017, the undersigned was the “Back-up Bidder” at an auction conducted by the municipality of Wakefield (the “Municipality”) for the following described property owned by the Municipality:

**Description of Property:** Parcel Number: \_\_\_\_\_ Street: \_\_\_\_\_ Tax Map ID: \_\_\_\_\_

**Purchase Price:** \$ \_\_\_\_\_ (Balance due at closing by certified funds is the total of purchase price + buyer’s premium (10% of purchase price) + state transfer tax (.75% of purchase price - \$20 min.) + recording fees (usually approximately \$16) minus Amount of Deposit.)

**Amount of Deposit (Minimum 10% of Purchase Price):** \$ \_\_\_\_\_ ☐ Cash ☐ Check (No. \_\_\_\_\_ )

**Back-up Bidder: (Bidder No. \_\_\_\_\_) (1) \_\_\_\_\_ (2) \_\_\_\_\_**

**Take Title As:** ☐ JTROS ☐ Tenants in Common ☐ Other/TBD S.S. /Fed. I.D. #s: (1) \_\_\_\_\_ (2) \_\_\_\_\_

**The closing shall occur at Sager & Smith, PLLC, 5 Courthouse Square, Ossipee, NH no later than 40 days following the date of the auction, or September 15, 2017. However, if the high bidder purchases the Property, this Agreement is null and void, and the Seller shall return the deposit to the Back-up Bidder.**

Back-up Bidder acknowledges that the Municipality is conveying the property **AS IS, WHERE IS, WITH ALL FAULTS**, with no representations as to the quality of title being conveyed or the quality of the property being purchased. **TIME IS OF THE ESSENCE AS TO ALL DEADLINES SET FORTH IN THIS AGREEMENT.** The Property shall be conveyed by a deed with no covenants. Back-up Bidder shall take possession of the Property after deed is recorded. Back-up Bidder further acknowledges that no representations have been made as to whether the property is suitable for building or any other use or purpose for which the Back-up Bidder intends for the property. In the event the Back-up Bidder fails to provide the balance due as provided in this Agreement, the Municipality, in its sole discretion, may keep the deposit as liquidated damages, or may bring an action for specific performance, in which instance the Back-up Bidder agrees to reimburse the Municipality its reasonable attorney’s fees and costs. Back-up Bidder acknowledges that Back-up Bidder shall pay real estate taxes assessed beginning the day after the deed to the Back-up Bidder is recorded in the registry of deeds. In the event Seller records the deed in accordance with the above information provided by Back-up Bidder, and Back-up Bidder later requests a change in the deed, Back-up Bidder shall (in advance) pay Seller all legal fees and costs associated with preparation and recording of the corrective deed. All representations, statements, and agreements heretofore made between the parties hereto are merged in this Agreement, which alone fully and completely expresses their respective obligations. This Agreement is entered into by each party after opportunity for investigation, with neither party relying on any statements or representations not embodied in this Agreement made by the other or on his behalf. Should any provision of this Agreement or any portion of any provision of this Agreement be held invalid or unenforceable according to law, the remaining portions hereof shall not be effected thereby but shall continue in full force and effect. The waiver by any party of any breach of any provision of this Agreement shall not operate as, or be construed as, a waiver of any subsequent breach thereof. The Property is subject to all applicable provisions of Municipal codes that may be in effect as of the date of sale.

**All inquiries regarding this transaction shall be directed to Karen Rines, real estate paralegal, Sager & Smith, PLLC, 5 Courthouse Square, P.O. Box 385, Ossipee, NH 03864 Telephone (603) 539-8188; Fax (603) 539-7891; E-mail: karen@sagersmith.com.**

Executed this 5<sup>th</sup> day of August 2017.

**Back-up Bidder certifies having read the foregoing and agrees to its terms.**

MUNICIPALITY OF WAKEFIELD

\_\_\_\_\_  
Back-up Bidder

By: \_\_\_\_\_  
Richard D, Sager, Duly Authorized

\_\_\_\_\_  
Back-up Bidder





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[Past Auctions](#)

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# Property 1 – 188 Burley Park Drive – TM 108-6

**A nice, level 1.34 acre lot  
assessed at \$31,000**

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**NEXT AUCTION: WAKEFIELD,**

**NH (08.05.17)**

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**Tax Assessment**

**Deed to Town & Related Info**

**Prior Owner Deed**

**Location**

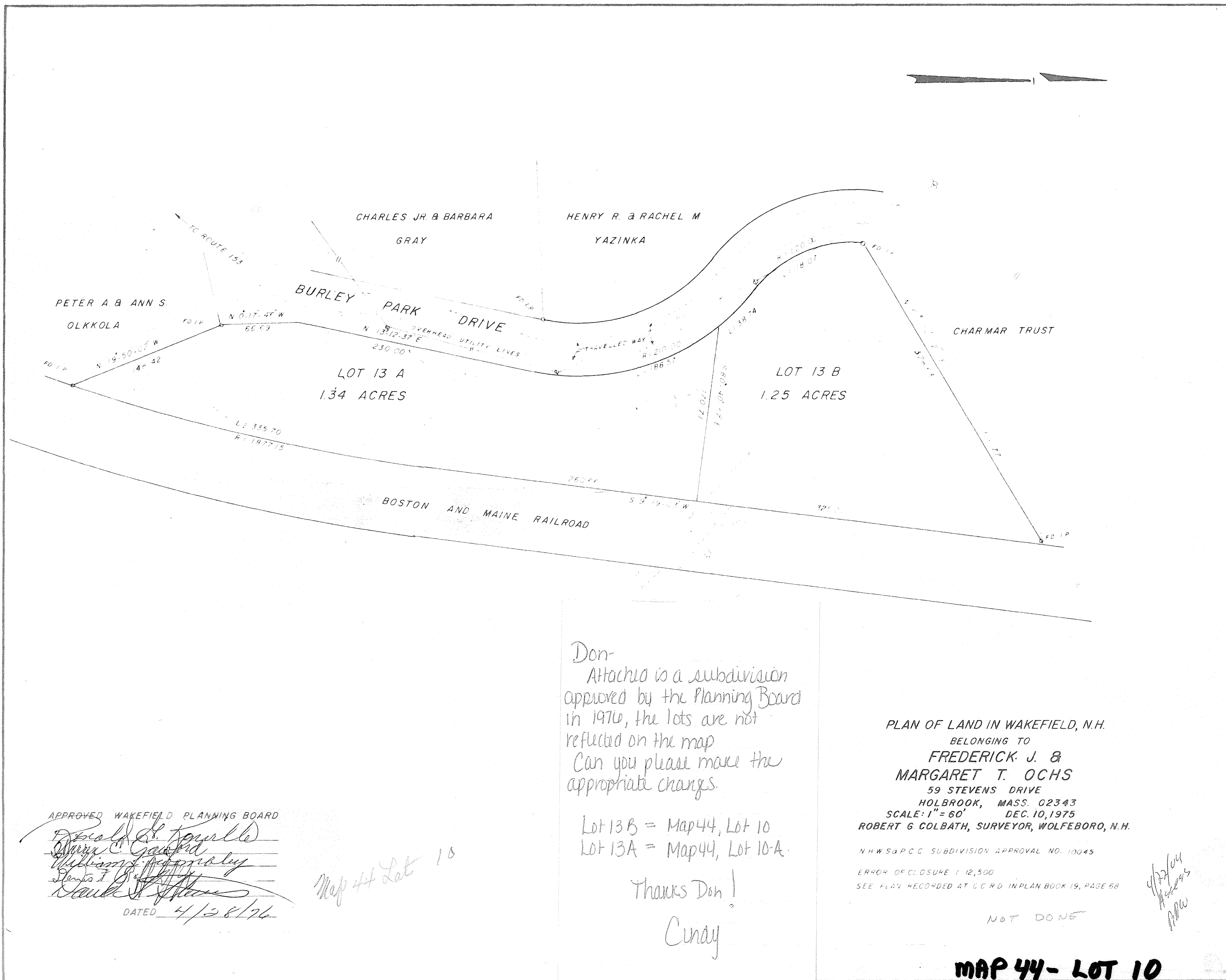












APPROVED WAKEFIELD PLANNING BOARD

*Donald E. Faurle*  
*William J. Faurle*  
*James J. Faurle*  
*Paul J. Faurle*

DATED 4/28/76

Map 44 Lot 10

Don-  
Attached is a subdivision  
approved by the Planning Board  
in 1976, the lots are not  
reflected on the map  
Can you please make the  
appropriate changes.

Lot 13 B = Map 44, Lot 10  
Lot 13 A = Map 44, Lot 10-A

Thanks Don!  
Cindy

PLAN OF LAND IN WAKEFIELD, N.H.  
BELONGING TO  
**FREDERICK J. &  
MARGARET T. OCHS**  
59 STEVENS DRIVE  
HOLBROOK, MASS. 02343  
SCALE: 1" = 60' DEC. 10, 1975  
ROBERT G. COLBATH, SURVEYOR, WOLFEBORO, N.H.

N.H.W.S.A.P.C.C. SUBDIVISION APPROVAL NO. 10045  
ERROR OF CLOSURE 1:12,500  
SEE PLAN RECORDED AT C.C.R.D. IN PLAN BOOK 19, PAGE 68

NOT DONE

4/22/04  
R. G. Colbath  
R. G. Colbath

MAP 44- LOT 10

Map: 000108

Lot: 006000

Sub: 000000

Card: 1 of 1

188 BURLEY PARK DRIVE

WAKEFIELD

Printed: 06/26/2017

OWNER INFORMATION		SALES HISTORY							PICTURE							
WAKEFIELD T A P, TOWN OF  2 HIGH STREET  SANBORNVILLE, NH 03872		Date	Book	Page	Type	Price	Grantor									
		12/17/2013	3122	405	U V 35		STETSON - TAX DEED									
		06/15/2009	2794	292	U V 40		MUFFY ENT									
		09/02/2008	2737	341	U V 38		MCLAUGHLIN FAMILY									
		09/02/2008	2737	343	U V 99	30,000	MCLAUGHLIN FAMILY PART									
01/21/2004	2255	716	U V 38		CHARLES MCLAUGHLIN											
LISTING HISTORY		NOTES														
01/04/12	BJLX	6/03 CREATE LOT PER SUB DIV RW(OLDPID:000044 000010 00000A) 3/10 NOH NO HSE P/U SHED 90% CHK 2010 FOR HSE & FIN SHED BJI 4/11 N/C BJI 1/12 POSTED NO TRES PASS EST N/C BJI														
04/12/11	BJLX															
03/08/10	BJLX															
01/31/07	BJLV															
06/17/03	RW															
EXTRA FEATURES VALUATION													MUNICIPAL SOFTWARE BY AVITAR			
Feature Type		Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	WAKEFIELD ASSESSING OFFICE							
SHED-WOOD		256	16 x 16	123	7.25	90	2,055									
DECK DETACHED		32	4 x 8	400	10.00	50	640									
									2,700							
													PARCEL TOTAL TAXABLE VALUE			
Year		Building		Features		Land										
2015		\$ 0		\$ 2,700		\$ 28,300		Parcel Total: \$ 31,000								
2016		\$ 0		\$ 2,700		\$ 28,300		Parcel Total: \$ 31,000								
2017		\$ 0		\$ 2,700		\$ 28,300		Parcel Total: \$ 31,000								
LAND VALUATION																
Zone: RES3 RESIDENTIAL		Minimum Acreage: 3.00		Minimum Frontage: 150		Site:		Driveway:		Road:						
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
EXEMPT-MUNIC		1.340 ac	35,400	D	100	100	100	100		80	28,300	0	N	28,300		
		1.340 ac									28,300			28,300		

Wakefield Bidder's Packet (Emailed) Page 015

## TAX COLLECTOR'S DEED

### KNOWN ALL MEN BY THESE PRESENTS

That I, ANGIE CASPERONIS, Tax Collector for the Town of WAKEFIELD, in the County of CARROLL and the State of New Hampshire, for the year 2010 by the authority in me vested by the laws of the State, and in consideration of \$527.19 to me paid by the Town of WAKEFIELD, located at TAX COLLECTOR, PO BOX 623, SANBORNVILLE, NH 03872, do hereby sell and convey to the Town of WAKEFIELD, a certain tract or parcel of land situated in the Town of WAKEFIELD, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2010 to:

**STETSON, JONATHAN T**

and described in the invoice books as:

Map	Lot	Sublot
000108	006000	000000

**Located At 188 BURLEY PARK DRIVE**

**Consisting of 1.340 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 2952, Page 059.**

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated Town, in the State of New Hampshire on 09/28/2011, to have and to hold said Premises, with the appurtenances, to said Town's successors/heirs and assigns forever. And I hereby covenant with said Town, 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 13<sup>th</sup> day of December in the year of our Lord 2013

Angie Casperonis  
ANGIE CASPERONIS  
WAKEFIELD  
Tax Collector

State of New Hampshire, County of CARROLL, On December 13, 2013  
ANGIE CASPERONIS, the above named, personally appearing and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me

Antoinette A. Bodah  
Notary /JP.  
My Commission expires: 9-23-2014



BK 3122PG 405

Please detach and return with your payment.  
**Town of Wakefield Real Estate Tax Bill**

Tax Collector's Office

PO BOX 623, Sanbornville, NH 03872;

First Bill

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2012	2012P0107006	5/29/2012	12.00%	7/2/2012
MAP/PARCEL		LOCATION OF PROPERTY	ACRES	
000108-006000-000000		188 BURLEY PARK DRIVE	1.340	
OWNER OF RECORD		CURRENT AMOUNT DUE		
STETSON, JONATHAN T PO BOX 373 SANBORNVILLE, NH 03872		\$224.00		
		AMOUNT ENCLOSED		

123100720120001080060000000007070600000224005

**Town of Wakefield Real Estate Tax Bill**

PO BOX 623, Sanbornville, NH 03872;

First Bill

12.00% APR Interest Charged After 07/02/12

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2012	2012P0107006	5/29/2012	12.00%	7/2/2012
MAP/PARCEL	LOCATION OF PROPERTY		ACRES	
000108-006000-000000	188 BURLEY PARK DRIVE		1.340	
OWNER OF RECORD			1/2 TAX AT 2011 RATE	
STETSON, JONATHAN T PO BOX 373 SANBORNVILLE, NH 03872			Estimated Tax 1st Issue	\$224.00

**AMOUNT DUE 7/2/2012** **\$224.00**

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal: \$1.48	Municipal: \$95.35	Buildings: 2,700
Local School: \$2.78	Local School: \$103.97	Land Value: 34,700
Education Tax: \$1.24	Education Tax: \$46.38	C Use Credit: 0
County: \$0.46	County: \$16.30	
<b>TOTAL</b> \$5.99	<b>TOTAL</b> \$224.00	<b>NET VALUE</b> 37,400

\*\*\*AMOUNT PAST DUE\*\*\*  
\$1,111.70

**INFORMATION TO TAXPAYERS**

IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE ASSESSOR'S OFFICE. YOU MUST BE A WAKEFIELD RESIDENT TO QUALIFY FOR EXEMPTIONS.

THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF THE NOTICE OF TAX AND NOT AFTERWARD, APPLY IN WRITING TO THE SELECTMEN/ASSESSORS FOR A TAX ABATEMENT OR DEFERRAL.

**PAYMENT POLICIES**

Make check or money order payable to Town of Wakefield.

Post-dated checks cannot be accepted, and shall be returned to tax payer.

When payment is made by mail and a receipt is desired, please send entire bill and a self addressed stamped envelope with your payment. When paying in person, bring entire bill.

If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason. Your cancelled check is a valid receipt for federal income tax purposes.

Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) listed prevent collection.

If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill. If your mortgage company is to pay any portion or the entire bill, then it is your responsibility to send this bill to that company to insure proper and timely payment.

OFFICE HOURS:  
Monday - Friday 8:30 AM - 4 PM

PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

Please detach and return with your payment.  
**Town of Wakefield Real Estate Tax Bill**

Tax Collector's Office

PO BOX 623, Sanbornville, NH 03872;

Second Bill

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2012	2012P02070802	11/9/2012	12.00%	12/21/2012
MAP/PARCEL	LOCATION OF PROPERTY	ACRES		
000108-006000-000000	188 BURLEY PARK DRIVE	1.340		
OWNER OF RECORD	CURRENT AMOUNT DUE			
STETSON, JONATHAN T PO BOX 373 SANBORNVILLE, NH 03872	<b>\$223.00</b>			
	AMOUNT ENCLOSED			

123100120120001080060000000007080200000223007

**Town of Wakefield Real Estate Tax Bill**

PO BOX 623, Sanbornville, NH 03872;

Second Bill

12.00% APR Interest Charged After 12/21/12

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2012	2012P02070802	11/9/2012	12.00%	12/21/2012
MAP/PARCEL	LOCATION OF PROPERTY		ACRES	
000108-006000-000000	188 BURLEY PARK DRIVE		1.340	
OWNER OF RECORD		2/2 TAX AT 2011 RATE		
STETSON, JONATHAN T		Gross Annual Tax	\$447.00	

**AMOUNT DUE** **\$223.00**

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal: \$2.65	Municipal: \$96.11	Buildings: 2,700
Local School: \$5.94	Local School: \$222.16	Land Value: 34,700
Education Tax: \$2.32	Education Tax: \$86.77	C Use Credit: 0
County: \$1.04	County: \$36.96	
<b>TOTAL</b> \$11.95	<b>TOTAL</b> \$447.00	<b>NET VALUE</b> 37,400

\*\*\*AMOUNT PAST DUE\*\*\*  
\$1,487.74

**INFORMATION TO TAXPAYERS**

IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE ASSESSOR'S OFFICE. YOU MUST BE A WAKEFIELD RESIDENT TO QUALIFY FOR EXEMPTIONS.

THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF THE NOTICE OF TAX AND NOT AFTERWARD, APPLY IN WRITING TO THE SELECTMEN/ASSESSORS FOR A TAX ABATEMENT OR DEFERRAL.

**PAYMENT POLICIES**

Make check or money order payable to Town of Wakefield.

Post-dated checks cannot be accepted, and shall be returned to tax payer.

When payment is made by mail and a receipt is desired, please send entire bill and a self addressed stamped envelope with your payment. When paying in person, bring entire bill.

If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason. Your cancelled check is a valid receipt for federal income tax purposes.

Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) listed prevent collection.

If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill. If your mortgage company is to pay any portion or the entire bill, then it is your responsibility to send this bill to that company to insure proper and timely payment.

OFFICE HOURS:  
Monday - Friday 8:30 AM - 4 PM

PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794



# Town of Wakefield Real Estate Tax Bill

SECOND BILL

Tax Collectors's Office  
PO Box 623, Sanbornville NH 03872

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P02071103	11/14/2013	12%	12/23/2013
MAP/PARCEL	LOCATION OF PROPERTY	ACRES		
000108-006000-000000	188 BURLEY PARK DRIVE	1.340		
OWNER OF RECORD	CURRENT AMOUNT DUE			

\$ 2,468.50

AMOUNT ENCLOSED

STETSON, JONATHAN T  
BOX CLOSED

12310120130001080060000000007110300002468508

Please detach and return above stub with your payment

# Town of Wakefield Real Estate Tax Bill

SECOND BILL

Tax Collectors's Office  
PO Box 623, Sanbornville NH 03872

OFFICE HOURS  
Monday - Friday  
8:30 AM - 4 PM

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P02071103	11/14/2013	12%	12/23/2013
MAP/PARCEL	LOCATION OF PROPERTY	ACRES		
000108-006000-000000	188 BURLEY PARK DRIVE	1.340		
OWNER OF RECORD	GROSS ANNUAL TAX			

381.00

CREDITS

0.00

ABATED / PAID

0.00

PAST DUE

2,311.50

AMOUNT DUE

\$ 2,468.50

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal 2.91	Municipal 90.29	LAND 28,300
Local School 5.81	Local School 180.26	BUILDINGS 2,700
State Edu. 2.49	State Edu. 77.25	CURR USE 0
County 1.07	County 33.20	
<b>TOTAL 12.28</b>	<b>TOTAL 381.00</b>	<b>NET VALUE 31,000</b>

## INFORMATION TO TAXPAYERS

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THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF THE NOTICE OF TAX AND NOT AFTERWARD, APPLY IN WRITING TO THE SELECTMEN/ASSESSORS FOR A TAX ABATEMENT OR DEFERRAL.

## PAYMENT POLICIES

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If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill. If your mortgage company is to pay any portion or the entire bill, then it is your responsibility to send this bill to that company to insure proper and timely payment.

Please detach and return with your payment.

# Town of Wakefield Real Estate Tax Bill

First Bill  
Tax Collector's Office  
PO BOX 623, Sanbornville, NH 03872

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P01070905	5/29/2013	12.00%	7/1/2013
MAP/PARCEL	LOCATION OF PROPERTY	ACRES		
000108-006000-000000	188 BURLEY PARK DRIVE	1.340		
OWNER OF RECORD	CURRENT AMOUNT DUE			

STETSON, JONATHAN T  
PO BOX 373  
SANBORNVILLE, NH 03872

\$224.00

AMOUNT ENCLOSED

123100720130001080060000000007090500000224001

# Town of Wakefield Real Estate Tax Bill

PO BOX 623, Sanbornville, NH 03872

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P01070905	5/29/2013	12.00%	7/1/2013
MAP/PARCEL	LOCATION OF PROPERTY	ACRES		
000108-006000-000000	188 BURLEY PARK DRIVE	1.340		
OWNER OF RECORD	1/2 TAX AT 2012 RATE			

STETSON, JONATHAN T  
PO BOX 373  
SANBORNVILLE, NH 03872

Estimated Tax 1st Issue \$224.00

AMOUNT DUE 7/1/2013 \$224.00

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal \$1.33	Municipal \$49.74	Buildings 2,700
Local School \$2.97	Local School \$111.08	Land Value 24,700
Education Tax \$1.16	Education Tax \$43.38	C/Use Cred 0
County \$0.52	County \$19.80	
<b>TOTAL \$5.98</b>	<b>TOTAL \$224.00</b>	<b>NET VALUE 37,400</b>

\*\*\*AMOUNT PAST DUE\*\*\*  
\$1,839.89

## INFORMATION TO TAXPAYERS

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OFFICE HOURS:  
Monday - Friday 8:30 AM - 4 PM

PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

12% APR Interest Charged After 12/23/2013 | PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

**TOWN OF WAKEFIELD**

TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 9AM - 2PM

(603)522-6205

STETSON, JONATHAN T  
PO BOX 373  
SANBORNVILLE, NH 03872

OFFICE OF THE TAX COLLECTOR  
NOTICE OF DELINQUENT TAXES  
Wednesday, March 7, 2012

All past due taxes and liens are listed below. For each, the tax and interest as of 06/05/2012 are listed. To avoid the initiation of the Tax Lien Process and associated additional expenses, you should pay the total amount due (tax and interest) on or before 06/05/2012 by 10:00 AM for all levies listed not already liened. Levies with "L" after the year were previously liened.

Please contact us for the revised amount due if payment is made before or after 06/05/2012. Payments made after 05/22/2012 should be by certified check, money order, or cash to ensure the avoidance of additional charges. The interest rate is 12% APR on property tax and 18% APR on yield tax, use change tax, gravel tax, and tax liens.

This notice is based on Town records as of 03/07/2012. Please notify us as soon as possible if you believe the information is not correct. Your cooperation is appreciated.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	*Total Due
2010L01	188 BURLEY PARK DRIVE	000108 006000 000000	\$ 527.19	\$ 88.01	\$ 615.20
2011P01	188 BURLEY PARK DRIVE	000108 006000 000000	\$ 219.00	\$ 24.48	\$ 243.48
2011P02	188 BURLEY PARK DRIVE	000108 006000 000000	\$ 229.00	\$ 13.02	\$ 242.02
			<b>\$ 975.19</b>	<b>\$ 125.51</b>	<b>\$ 1,100.70</b>

**LEVY YEAR TAX TYPE INFORMATION**

B - Betterment	P - Property	T - Timber Yield
G - Gravel Yield	R - Residence	U - Use Change
L - Lien	S - Sewer	W - Water

Please note that any 2009L taxes or prior, if left unpaid, will be subject to the Tax Deeding process as of 09/20/2012.

(\*Total Due Amounts as of 06/05/2012)

Total Per Diem: \$ 0.4073



Collector of Taxes  
CATHY KINVILLE

**TOWN OF WAKEFIELD**

TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 8:30AM - 4:00PM

(603)522-6205

STETSON, JONATHAN T  
PO BOX 373  
SANBORNVILLE, NH 03872

OFFICE OF THE TAX COLLECTOR  
NOTICE OF DELINQUENT TAXES  
Monday, March 11, 2013

All past due taxes and liens are listed below. For each, the tax and interest as of 06/11/2013 are listed. To avoid the initiation of the Tax Lien Process and associated additional expenses, you should pay the total amount due (tax and interest) on or before 06/11/2013 by 10:00 AM for all levies listed not already liened. Levies with "L" after the year were previously liened.

Please contact us for the revised amount due if payment is made before or after 06/11/2013. Payments made after 05/28/2013 should be by certified check, money order, or cash to ensure the avoidance of additional charges. The interest rate is 12% APR on property tax and 18% APR on yield tax, use change tax, gravel tax, and tax liens.

This notice is based on Town records as of 03/11/2013. Please notify us as soon as possible if you believe the information is not correct. Your cooperation is appreciated.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	*Total Due
2010L01	188 BURLEY PARK DRIVE	000108 006000 000000	\$ 527.19	\$ 184.46	\$ 711.65
2011L01	188 BURLEY PARK DRIVE	000108 006000 000000	\$ 538.80	\$ 91.04	\$ 629.84
2012P01	188 BURLEY PARK DRIVE	000108 006000 000000	\$ 224.00	\$ 25.33	\$ 249.33
2012P02	188 BURLEY PARK DRIVE	000108 006000 000000	\$ 223.00	\$ 12.61	\$ 235.61
			<b>\$ 1,512.99</b>	<b>\$ 313.44</b>	<b>\$ 1,826.43</b>

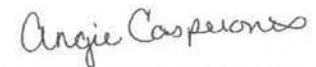
**LEVY YEAR TAX TYPE INFORMATION**

B - Betterment	P - Property	T - Timber Yield
G - Gravel Yield	R - Residence	U - Use Change
L - Lien	S - Sewer	W - Water

Please note that any 2010L taxes or prior, if left unpaid, will be subject to the Tax Deeding process as of 09/25/2013.

(\*Total Due Amounts as of 06/11/2013)

Total Per Diem: \$ 0.6726



Collector of Taxes  
ANGIE CASPERONIS

**TOWN OF WAKEFIELD**

TAX COLLECTOR

PO BOX 623

SANBORNVILLE, NH 03872

Office Hours

MONDAY-FRIDAY 9AM - 2PM

(603)522-6205

STETSON, JONATHAN T  
PO BOX 373  
SANBORNVILLE, NH 03872

**OFFICE OF THE TAX COLLECTOR  
NOTICE OF DELINQUENT TAXES**

Wednesday, March 7, 2012

All past due taxes and liens are listed below. For each, the tax and interest as of 06/05/2012 are listed. To avoid the initiation of the Tax Lien Process and associated additional expenses, you should pay the total amount due (tax and interest) on or before 06/05/2012 by 10:00 AM for all levies listed not already liened. Levies with "L" after the year were previously liened.

Please contact us for the revised amount due if payment is made before or after 06/05/2012. Payments made after 05/22/2012 should be by certified check, money order, or cash to ensure the avoidance of additional charges. The interest rate is 12% APR on property tax and 18% APR on yield tax, use change tax, gravel tax, and tax liens.

This notice is based on Town records as of 03/07/2012. Please notify us as soon as possible if you believe the information is not correct. Your cooperation is appreciated.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	*Total Due
2010L01	188 BURLEY PARK DRIVE	000108 006000 000000	\$ 527.19	\$ 88.01	\$ 615.20
2011P01	188 BURLEY PARK DRIVE	000108 006000 000000	\$ 219.00	\$ 24.48	\$ 243.48
2011P02	188 BURLEY PARK DRIVE	000108 006000 000000	\$ 229.00	\$ 13.02	\$ 242.02
			\$ 975.19	\$ 125.51	\$ 1,100.70

(\*Total Due Amounts as of 06/05/2012)

Total Per Diem: \$ 0.4073

**LEVY YEAR TAX TYPE INFORMATION**

B - Betterment      P - Property      T - Timber Yield  
G - Gravel Yield    R - Residence    U - Use Change  
L - Lien              S - Sewer        W - Water

Please note that any 2009L taxes or prior, if left unpaid, will be subject to the Tax Deeding process as of 09/20/2012.

*Cathy Kinville*

Collector of Taxes  
CATHY KINVILLE

U.S. Postal Service<sup>®</sup>  
CERTIFIED MAIL<sup>™</sup> RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)  
For delivery information visit our website at www.usps.com

Postage \$  
Certified Mail Fee (Endorsement Required)  
Return Receipt Fee (Endorsement Required)  
Restricted Delivery Fee (Endorsement Required)  
Total Postage & Fees \$

STETSON, JONATHAN T  
PO BOX 373  
SANBORNVILLE, NH 03872

5/25/12  
SANBORNVILLE NH 03872

PS Form 3800, April 2010

Tax Collector  
Town of Wakefield  
P.O. Box 623  
Sanbornville, NH 03872



7012 1010 0001 3904 9497



STETSON, JONATHAN T  
PO BOX 373  
SANBORNVILLE, NH 03872

RETURN RECEIPT  
REQUESTED

STETSON  
RETURN TO SENDER  
MAILING LABEL  
UNABLE TO FORWARD  
RETURN TO SENDER  
\*1569-04673-06-32  
03872-08623



**TOWN OF WAKEFIELD**

TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 9AM - 2PM

(603)522-6205

STETSON, JONATHAN T  
PO BOX 373  
SANBORNVILLE, NH 03872

**OFFICE OF THE TAX COLLECTOR  
NOTICE OF IMPENDING LIEN**

Monday, July 25, 2011

In accordance with RSA (80:60, 80:77, 80:77a), you are hereby notified of IMPENDING TAX LIEN(s) against the real estate taxed to you as listed below. If payment in full is not received on or before **Tuesday, September 27, 2011 by 10:00AM**, I shall EXECUTE A TAX LIEN(s) on the real estate listed. Payments received after **Tuesday, September 13, 2011** must be cash, certified check or money order to prevent execution of the lien as well as any additional costs.

If the total amounts are not paid before the date stated above, a "REAL ESTATE TAX LIEN" will be executed to the Municipality and recorded in the County Registry of Deeds. This tax lien will entitle the Municipality to legal interest in the property described below unless, within two (2) years of the execution of the tax lien, the property is redeemed by payment of the amount(s) listed below plus all accrued interest and costs. If you have any questions, please call for assistance. **If the payment is made before the date and time listed above, call our office for the correct interest amount.**

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2010P01	188 BURLEY PARK DRIV	000108 006000 000000	\$ 242.00	\$ 36.04	\$ 18.00	\$ 296.04
2010P02	188 BURLEY PARK DRIV	000108 006000 000000	\$ 195.00	\$ 17.50	\$ 0.00	\$ 212.50
			<b>\$ 437.00</b>	<b>\$ 53.54</b>	<b>\$ 18.00</b>	<b>\$ 508.54</b>

(\*Total Due Amounts as of 09/27/2011)



Collector of Taxes  
CATHY KINVILLE

**TOWN OF WAKEFIELD**

TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 8:30AM - 4:00PM

(603)522-6205

STETSON, JONATHAN T  
PO BOX 373  
SANBORNVILLE, NH 03872

**OFFICE OF THE TAX COLLECTOR  
NOTICE OF IMPENDING TAX DEED**

Tuesday, October 1, 2013  
Levy Year: 2010

Pursuant to RSA 80:76, 80:77-a, you are hereby notified of the impending deed on the following property which you own or hold mortgage interest in:

**PROPERTY INFORMATION**

OWNER(S) OF RECORD: STETSON, JONATHAN T

TAX MAP/LOT/SUB LOT: 000108 006000 000000

LOCATION: 188 BURLEY PARK DRIVE

DESCRIPTION: 1.340 ACRES OF LAND WITH BUILDINGS

AMOUNT DUE: \$ 795.47

DEED EXECUTION DATE: FRIDAY, NOVEMBER 15, 2013

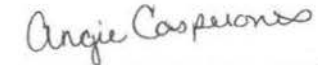
The impending deed is due to unpaid taxes, interest and penalties that were sold to lien on 09/28/2011. To prevent the execution of the Tax Deed for the Real Estate specified above, the total now due of \$ 795.47, including all interest and costs, must be paid in full on or before:

**Friday, November 15, 2013****By 2:00 PM**

Contact the Office of the Tax Collector as noted above for the revised interest calculation if making payment prior to Friday, November 15, 2013. If paid after Friday, November 1, 2013, payment must be in the form of a bank check, certified check, or cash.

**Your right of redemption will expire on Friday, November 15, 2013.**

A Tax Deed will be issued the next business day for the above described Real Estate to the Municipality. If the Tax Deed is issued the legal interest of the owner, as well as the legal interests of mortgagees, will be extinguished subject to any rights available in RSA 80:88,89,90,91.



Collector of Taxes  
ANGIE CASPERONIS

**TOWN OF WAKEFIELD**  
TAX COLLECTOR  
PO BOX 627  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 8:30AM - 4:00PM  
(603)522-6205

STETSON, JONATHAN T  
PO BOX 373  
SANBORNVILLE, NH 03872

**OFFICE OF THE TAX COLLECTOR  
NOTICE OF IMPENDING LIEN**  
Tuesday, August 21, 2012

In accordance with RSA (80:60, 80:77, 80:77a), you are hereby notified of IMPENDING TAX LIEN(s) against the real estate taxed to you as listed below. If payment in full is not received on or before **Wednesday, September 26, 2012 by 1:00PM**, I shall EXECUTE A TAX LIEN(s) on the real estate listed. Payments received after **Wednesday, September 12, 2012** must be cash, certified check or money order to prevent execution of the lien as well as any additional costs.

If the total amounts are not paid before the date stated above, a "REAL ESTATE TAX LIEN" will be executed to the Municipality and recorded in the County Registry of Deeds. This tax lien will entitle the Municipality to legal interest in the property described below unless, within two (2) years of the execution of the tax lien, the property is redeemed by payment of the amount(s) listed below plus all accrued interest and costs. If you have any questions, please call for assistance. **If the payment is made before the date and time listed above, call our office for the correct interest amount.**

Please Note: If you have filed for bankruptcy please see back of notice for important information.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2011P01	188 BURLEY PARK DRIV	000108 006000 000000	\$ 219.00	\$ 32.62	\$ 18.00	\$ 269.62
2011P02	188 BURLEY PARK DRIV	000108 006000 000000	\$ 229.00	\$ 21.53	\$ 0.00	\$ 250.53
			<b>\$ 448.00</b>	<b>\$ 54.15</b>	<b>\$ 18.00</b>	<b>\$ 520.15</b>

(\*Total Due Amounts as of 09/26/2012)

*Angie Casperonis*

Collector of Taxes  
ANGIE CASPERONIS



**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:  
STETSON, JONATHAN T  
PO BOX 373  
SANBORNVILLE, NH 03872

2. A. **7009 0080 0001 3193 1699**  
PS Form 3811, February 2004 Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature of Addressee ☒ Agent ☐ Addressee  
*Jonathan Stetson* *7/27/12*

B. Delivery by (Printed Name) ☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

C. Signature of Delivery Person *7/27/12*

D. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below:

## (603)522-6205

OFFICE OF THE TAX COLLECTOR  
NOTICE OF IMPENDING LIEN  
Friday, July 26, 2013

Please Note: If you have filed for bankruptcy please see back of notice for important information.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2012P01	188 BURLEY PARK DRIV	000108 006000 000000	\$ 224.00	\$ 32.62	\$ 18.50	\$ 275.12
2012P02	188 BURLEY PARK DRIV	000108 006000 000000	\$ 223.00	\$ 19.87	\$ 0.00	\$ 242.87
			<u>\$ 447.00</u>	<u>\$ 52.49</u>	<u>\$ 18.50</u>	<u>\$ 517.99</u>

(\*Total Due Amounts as of 09/18/2013)

Angie Casperinos

Collector of Taxes  
ANGIE CASPERONIS

☐ No. 201  
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☐ No. 203  
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STETSON, JONATHAN T  
PO BOX 373  
SANBORNVILLE, NH 03872

7010 1.870 0001 7549 9924

RETURN RECEIPT  
REQUESTED

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0004470807 AUG 21 2012  
MAILED FROM ZIP CODE 91072

**CERTIFIED MAIL**

[illegible]

TAX COLLECTOR  
TOWN OF WAKEFIELD  
PO BOX 623  
SANBORNVILLE, NH 03872

**CERTIFIED MAIL**



7012 1010 0001 3904 9022

STETSON, JONATHAN T  
PO BOX 373  
SANBORNVILLE, NH 03872



7/27  
8/1  
RETURN RECEIPT  
REQUESTED

STETSON  
UNABLE TO DELIVER  
BC: 85872662323 1565-82766-25-33

7012 1010 0001 3904 9022

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)  
For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage	
Sent to	STETSON, JONATHAN T PO BOX 373 SANBORNVILLE, NH 03872
Sent by	
PS Form 3800	



Doc # 0011330 Sep 2, 2008 2:34 PM

  
Register of Deeds, Carroll County


### Warranty Deed

The Charles McLaughlin Family Limited Liability Partnership, a New Hampshire limited liability partnership, with an address of P. O. Box 829, Wakefield, New Hampshire 03872

for consideration paid, grant to **Jonathan T. Stetson**

of P. O. Box 473, Wilton, NH 03086 with WARRANTY COVENANTS, the following described premises:

A parcel of land with any improvements thereon, situated in Wakefield, County of Carroll and State of New Hampshire, shown as Lot 13A on a plan entitled "Plan of Land in Wakefield, N.H. belonging to Frederick J. & Margaret T. Ochs, 59 Stevens Drive, Holbrook, Massachusetts, 02343" dated December 10, 1975, by Robert G. Colbath, Surveyor, and recorded in Carroll County Registry of Deeds at Plan Book 33, Page 05, being more specifically bounded and described as follows:

Beginning at an iron pin found at the intersection of the Boston and Maine Railroad right of Way, land now or formerly of Peter A. & Ann S. Olkkola, and the within Lot 13A, being the Southerly corner of Lot 13A;

Thence N 19° 50' 02" W a distance of 148.42 feet to an iron pin;

Thence running N 0° 17' 46" W a distance of 66.69 feet to a point at or near the Burley Park Drive right of way;

Thence N 13° 12' 37" E a distance of 230.00 feet along Burley Park Drive to a point;

Thence running along a curve to the left with a radius of 210.00 feet and a length of 188.57 feet to a point at the intersection with Lot 13B;

Thence running S 80° 40' 57" E a distance of 170.71 feet to a point at the sideline of the Boston and Maine Railroad right of way;

Thence S 9° 19' 03" W a distance of 260.66 feet to a point;

Thence running along a curve with a radius of 1877.15 feet and a length of 335.70 feet to the point of beginning.

Containing 1.34 acres.

Subject to restrictions contained in deed of Francis D. Pizzella as Trustee of the Charmar Trust to Frederick J. Ochs and Margaret T. Ochs dated September 3, 1974, recorded in said Registry at Book 577, Page 467.

Meaning and intending to convey the same premises conveyed to The McLaughlin Family Limited Partnership from Charles K. McLaughlin by deed dated January 13, 2004 and recorded with the Carroll Registry of Deeds on January 21, 2004 at Book 2255 Page 716. Also see Corrective deed from Charles K. McLaughlin and The McLaughlin Family Limited Partnership to The Charles McLaughlin Family Limited Liability Partnership of even date to be recorded herewith.

BK 2737 PG 0343

Witness my/our hand(s) this **28th day of August, 2008.**

The Charles McLaughlin Family Limited Liability Partnership, by all of its partners.

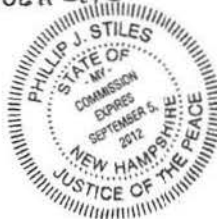
*Charletta L. McLaughlin*  
Charletta L. McLaughlin, as partner  
*Charles K. McLaughlin*  
Charles K. McLaughlin, as partner  
*by Charles K. McLaughlin*  
A I F

**State of New Hampshire**  
**County of Carroll**

On the **28th day of August, 2008**, before me, personally appeared Charletta L. McLaughlin and Charles K. McLaughlin, to me known and known by me to be the parties executing the foregoing instrument, and they acknowledged themselves to be the duly authorized partners of The Charles McLaughlin Family Limited Liability Partnership and they acknowledged said instrument, by them executed, to be their free act and deed.

\* BY THEIR ATTORNEYS IN FACT  
CHARLES K. McLAUGHLIN  
My Commission Expires:

SEAL



Notary Public:

*P.J. Stiles, Esq.*

Printed/Typed Name

BK 2737 PG 0344





[Upcoming Auctions](#)[Past Auctions](#)[Auction Calendar](#)[Auction Details](#)[About](#)[Contact Us](#)

## Property 2 – Wansor Road – TM 113-8

**2 beautiful wooded acres with  
an assessed value of \$37,700**

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**NEXT AUCTION: WAKEFIELD, NH**

**(08.05.17)**

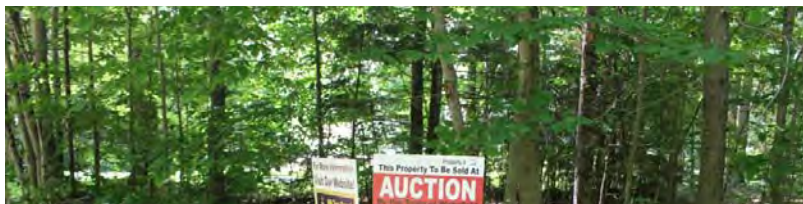
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**Tax Assessment**

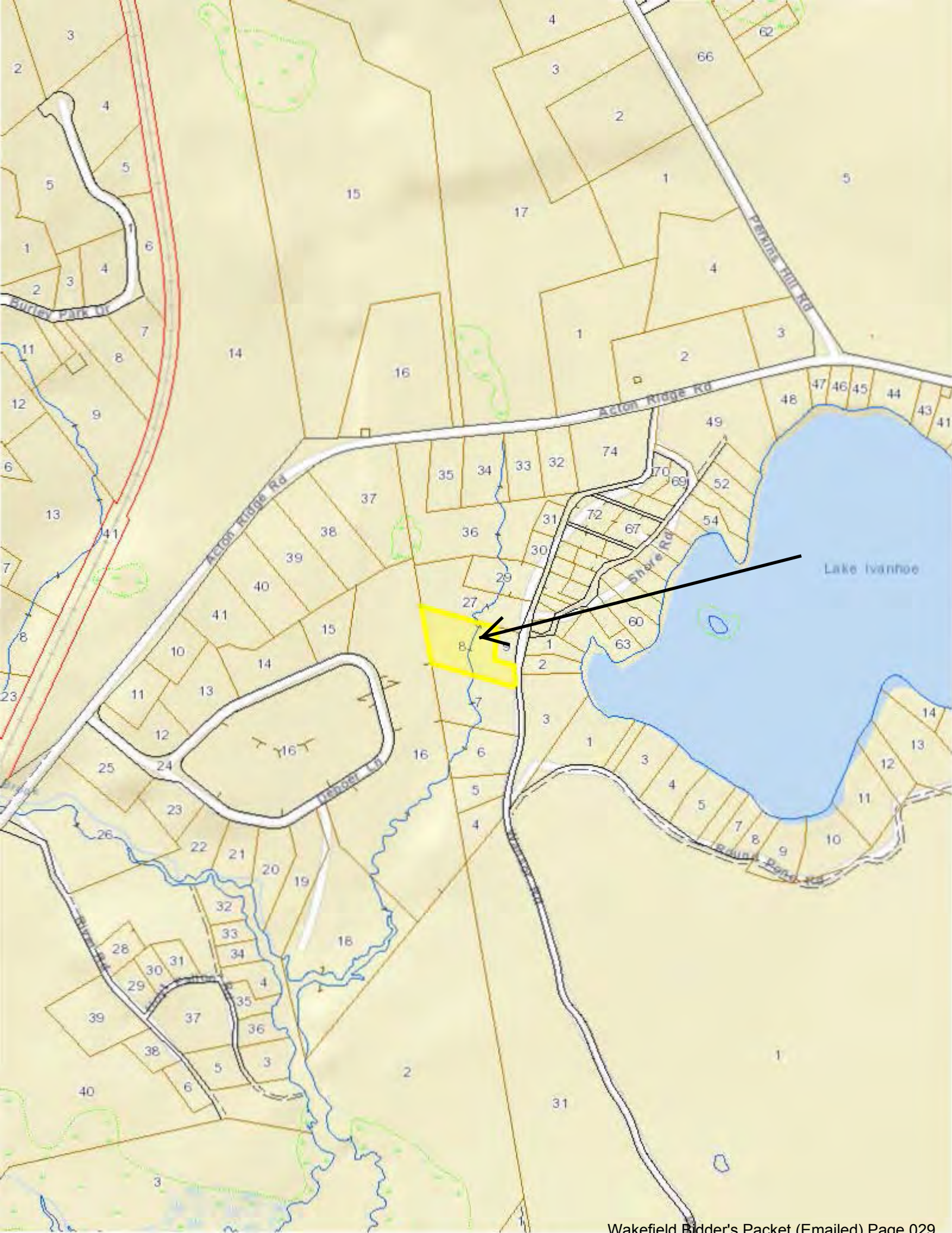
**Deed to Town & Related Info**

**Prior Owner Deed**

**Location**











Map: 000113

Lot: 008000

Sub: 000000

Card: 1 of 1

WANSOR ROAD

WAKEFIELD

Printed: 06/26/2017

OWNER INFORMATION		SALES HISTORY							PICTURE					
WAKEFIELD T A P, TOWN OF  2 HIGH STREET  SANBORNVILLE, NH 03872		Date	Book	Page	Type	Price	Grantor							
		12/17/2013	3122	403	U V 35		MACK - TAX DEED							
		07/27/2004	2321	908	Q V	36,200	ADOLPHA YERKA							
LISTING HISTORY		NOTES												
10/17/11	BJLV	(OLDPID:000043 000082 000000)												
01/30/07	JRV													
12/30/00	AP													
09/29/88	DO													
EXTRA FEATURES VALUATION									MUNICIPAL SOFTWARE BY AVITAR					
Feature Type		Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	WAKEFIELD ASSESSING OFFICE					
									PARCEL TOTAL TAXABLE VALUE					
Year		Building		Features		Land								
2015		\$ 0		\$ 0		\$ 37,700		Parcel Total: \$ 37,700						
2016		\$ 0		\$ 0		\$ 37,700		Parcel Total: \$ 37,700						
2017		\$ 0		\$ 0		\$ 37,700		Parcel Total: \$ 37,700						
LAND VALUATION														
Zone: R2IL LAKE IVANHOE		Minimum Acreage: 1.00		Minimum Frontage: 150		Site:		Driveway:		Road:				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	1.000 ac	40,000	F	110	100	100	100		80	35,200	0	N	35,200	VAC
EXEMPT-MUNIC	1.000 ac	x 2,500	X	100					100	2,500	0	N	2,500	
	2.000 ac									37,700			37,700	

Wakefield Bidder's Packet (Emailed) Page 032

*Carroll P. Axtor*  
Register of Deeds, Carroll County

## TAX COLLECTOR'S DEED

### KNOWN ALL MEN BY THESE PRESENTS

That I, ANGIE CASPERONIS, Tax Collector for the Town of WAKEFIELD, in the County of CARROLL and the State of New Hampshire, for the year 2010 by the authority in me vested by the laws of the State, and in consideration of \$532.67 to me paid by the Town of WAKEFIELD, located at TAX COLLECTOR, PO BOX 623, SANBORNVILLE, NH 03872, do hereby sell and convey to the Town of WAKEFIELD, a certain tract or parcel of land situated in the Town of WAKEFIELD, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2010 to:

**MACK, JAMES L & TERRI L**

and described in the invoice books as:

Map	Lot	Sublot
000113	008000	000000

**Located At WANSOR ROAD**

**Consisting of 2.000 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 2952, Page 040.**

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated Town, in the State of New Hampshire on 09/28/2011, to have and to hold said Premises, with the appurtenances, to said Town's successors/heirs and assigns forever. And I hereby covenant with said Town, 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 13<sup>th</sup> day of December in the year of our Lord 2013.

*Angie Casperonis*  
ANGIE CASPERONIS  
WAKEFIELD  
Tax Collector

State of New Hampshire, County of CARROLL, On December 13, 2013  
ANGIE CASPERONIS, the above named, personally appearing and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me

*Christine A. Bodah*  
Notary / ~~HS~~  
My Commission expires: 9-23-2014



BK 3122 PG 403

TOWN OF WAKEFIELD  
TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 8:30AM - 4:00PM

(603)522-6205

MACK, JAMES L & TERRIL  
PO BOX 383  
OSSIPPEE, NH 03864

OFFICE OF THE TAX COLLECTOR  
NOTICE OF DELINQUENT TAXES  
Monday, March 11, 2013

All past due taxes and liens are listed below. For each, the tax and interest as of 06/11/2013 are listed. To avoid the initiation of the Tax Lien Process and associated additional expenses, you should pay the total amount due (tax and interest) on or before 06/11/2013 by 10:00 AM for all levies listed not already liened. Levies with "L" after the year were previously liened.

Please contact us for the revised amount due if payment is made before or after 06/11/2013. Payments made after 05/28/2013 should be by certified check, money order, or cash to ensure the avoidance of additional charges. The interest rate is 12% APR on property tax and 18% APR on yield tax, use change tax, gravel tax, and tax liens.

This notice is based on Town records as of 03/11/2013. Please notify us as soon as possible if you believe the information is not correct. Your cooperation is appreciated.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	*Total Due
2010L01	WANSOR ROAD	000113 008000 000000	\$ 385.96	\$ 32.93	\$ 418.89
2011L01	WANSOR ROAD	000113 008000 000000	\$ 542.19	\$ 91.47	\$ 633.65
2012P01	WANSOR ROAD	000113 008000 000000	\$ 226.00	\$ 25.56	\$ 251.55
2012P02	WANSOR ROAD	000113 008000 000000	\$ 225.00	\$ 12.72	\$ 237.72
			\$ 1,379.15	\$ 162.68	\$ 1,541.83

(\*Total Due Amounts as of 06/11/2013)

Total Per Diem: \$ 0.6060

*Angie Casperonis*

Collector of Taxes  
ANGIE CASPERONIS

TOWN OF WAKEFIELD  
TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 9AM - 2PM

(603)522-6205

MACK, JAMES L & TERRIL  
PO BOX 383  
OSSIPPEE, NH 03864

OFFICE OF THE TAX COLLECTOR  
NOTICE OF DELINQUENT TAXES  
Wednesday, March 7, 2012

All past due taxes and liens are listed below. For each, the tax and interest as of 06/05/2012 are listed. To avoid the initiation of the Tax Lien Process and associated additional expenses, you should pay the total amount due (tax and interest) on or before 06/05/2012 by 10:00 AM for all levies listed not already liened. Levies with "L" after the year were previously liened.

Please contact us for the revised amount due if payment is made before or after 06/05/2012. Payments made after 05/22/2012 should be by certified check, money order, or cash to ensure the avoidance of additional charges. The interest rate is 12% APR on property tax and 18% APR on yield tax, use change tax, gravel tax, and tax liens.

This notice is based on Town records as of 03/07/2012. Please notify us as soon as possible if you believe the information is not correct. Your cooperation is appreciated.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	*Total Due
2009L01	WANSOR ROAD	000113 008000 000000	\$ 211.24	\$ 26.36	\$ 237.60
2010L01	WANSOR ROAD	000113 008000 000000	\$ 532.67	\$ 88.68	\$ 621.35
2011P01	WANSOR ROAD	000113 008000 000000	\$ 221.00	\$ 24.70	\$ 245.70
2011P02	WANSOR ROAD	000113 008000 000000	\$ 230.00	\$ 13.08	\$ 243.08
			\$ 1,194.91	\$ 152.82	\$ 1,347.73

(\*Total Due Amounts as of 06/05/2012)

Total Per Diem: \$ 0.5152

**LEVY YEAR TAX TYPE INFORMATION**  
B - Betterment      P - Property      T - Timber Yield  
G - Gravel Yield      R - Residence      U - Use Change  
L - Lien      S - Sewer      W - Water

Please note that any 2009L taxes or prior,  
if left unpaid, will be subject to the Tax Deeding  
process as of 09/20/2012.

*Cathy Kinville*

Collector of Taxes  
CATHY KINVILLE



Please detach and return with your payment.  
**Town of Wakefield Real Estate Tax Bill**

82294-000001

**First Bill** Tax Collector's Office  
PO BOX 623, Sanbornville, NH 03872

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P01045601	5/29/2013	12.00%	7/1/2013

MAP/PARCEL	LOCATION OF PROPERTY	ACRES
000113-008000-000000	WANSOR ROAD	2.000

**OWNER OF RECORD** MACK, JAMES L & TERRI L  
PO BOX 383  
OSSIPPEE, NH 03864

**CURRENT AMOUNT DUE** \$225.00

**AMOUNT ENCLOSED**

1231007201300011300600000000004560100000225003

**Town of Wakefield Real Estate Tax Bill**  
 PO BOX 623, Sanbornville, NH 03872

**First Bill** 12.00% APR Interest Charged After 07/01/13  
Tax Collector's Office  
PO BOX 623, Sanbornville, NH 03872

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P01045601	5/29/2013	12.00%	7/1/2013

MAP/PARCEL	LOCATION OF PROPERTY	ACRES
000113-008000-000000	WANSOR ROAD	2.000

**OWNER OF RECORD** MACK, JAMES L & TERRI L  
PO BOX 383  
OSSIPPEE, NH 03864

**1/2 TAX AT 2012 RATE** Estimated Tax 1st Issue \$225.00

**AMOUNT DUE 7/1/2013** \$225.00

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal: \$1.33	Municipal: \$50.14	Buildings 0
Local School: \$2.97	Local School: \$111.97	Land Value 37,700
Education Tax: \$1.16	Education Tax: \$43.73	C Use Credit 0
County: \$0.52	County: \$19.16	
<b>TOTAL: \$5.98</b>	<b>TOTAL: \$225.00</b>	<b>NET VALUE: 37,700</b>

\*\*\*AMOUNT PAST DUE\*\*\*  
\$1,553.94

INFORMATION TO TAXPAYERS	PAYMENT POLICIES
<p><b>IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE ASSESSOR'S OFFICE. YOU MUST BE A WAKEFIELD RESIDENT TO QUALIFY FOR EXEMPTIONS.</b></p> <p><b>THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF THE NOTICE OF TAX AND NOT AFTERWARD, APPLY IN WRITING TO THE SELECTMEN/ASSESSORS FOR A TAX ABATEMENT OR DEFERRAL.</b></p>	<p>Make check or money order payable to Town of Wakefield.</p> <p>Post-dated checks cannot be accepted, and shall be returned to tax payer. When payment is made by mail and a receipt is desired, please send entire bill and a self addressed stamped envelope with your payment. When paying in person, bring entire bill.</p> <p>If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason. Your cancelled check is a valid receipt for federal income tax purposes.</p> <p>Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.</p> <p>If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill.</p> <p>If your mortgage company is to pay any portion of the entire bill, then it is your responsibility to send this bill to that company to insure proper and timely payment.</p>

**OFFICE HOURS:**  
Monday - Friday 8:30 AM - 4 PM

**PHONE:** (603) 522-6205 ext. 305 | **FAX:** (603) 522-6794

**Town of Wakefield Real Estate Tax Bill**

**SECOND BILL**

Tax Collectors's Office  
PO Box 623, Sanbornville NH 03872

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P02045602	11/14/2013	12%	12/23/2013

MAP/PARCEL	LOCATION OF PROPERTY	ACRES
000113-008000-000000	WANSOR ROAD	2.000

**OWNER OF RECORD** MACK, JAMES L & TERRI L  
PO BOX 383  
OSSIPPEE, NH 03864-0383

**CURRENT AMOUNT DUE** \$2,253.04

**AMOUNT ENCLOSED**

1231012201300011300600000000004560200002253043

1231012201300011300600000000004560200002253043

Please detach and return above stub with your payment

**Town of Wakefield Real Estate Tax Bill**

**SECOND BILL**

Tax Collectors's Office  
PO Box 623, Sanbornville NH 03872

**OFFICE HOURS**  
Monday - Friday  
8:30 AM - 4 PM

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P02045602	11/14/2013	12%	12/23/2013

MAP/PARCEL	LOCATION OF PROPERTY	ACRES
000113-008000-000000	WANSOR ROAD	2.000

**OWNER OF RECORD** MACK, JAMES L & TERRI L  
PO BOX 383  
OSSIPPEE, NH 03864-0383

**GROSS ANNUAL TAX** 463.00  
**CREDITS** 0.00  
**ABATED / PAID** 0.00  
**PAST DUE** 2,015.04  
**AMOUNT DUE** \$ 2,253.04

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal: 2.91	Municipal: 109.72	LAND 37,700
Local School: 5.81	Local School: 219.96	BUILDINGS 0
State Edu: 2.49	State Edu: 93.88	CURR USE 0
County: 1.07	County: 40.34	
<b>TOTAL: 12.28</b>	<b>TOTAL: 463.00</b>	<b>NET VALUE: 37,700</b>

INFORMATION TO TAXPAYERS	PAYMENT POLICIES
<p><b>IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE ASSESSOR'S OFFICE. YOU MUST BE A WAKEFIELD RESIDENT TO QUALIFY FOR EXEMPTIONS.</b></p> <p><b>THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF THE NOTICE OF TAX AND NOT AFTERWARD, APPLY IN WRITING TO THE SELECTMEN/ASSESSORS FOR A TAX ABATEMENT OR DEFERRAL.</b></p>	<p>Make check or money order payable to Town of Wakefield.</p> <p>Post-dated checks cannot be accepted, and shall be returned to tax payer. When payment is made by mail and a receipt is desired, please send entire bill and a self addressed stamped envelope with your payment. When paying in person, bring entire bill.</p> <p>If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason. Your cancelled check is a valid receipt for federal income tax purposes. Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.</p> <p>If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill.</p> <p>If your mortgage company is to pay any portion of the entire bill, then it is your responsibility to send this bill to that company to insure proper and timely payment.</p>

12% APR Interest Charged After 12/23/2013 | **PHONE:** (603) 522-6205 ext. 305 | **FAX:** (603) 522-6794

Please detach and return with your payment.  
**Town of Wakefield Real Estate Tax Bill**

Tax Collector's Office

PO BOX 623, Sanbornville, NH 03872;

Second Bill

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2012	2012P02045404	11/9/2012	12.00%	12/21/2012
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000113-008000-000000		WANSOR ROAD		2.000
OWNER OF RECORD		CURRENT AMOUNT DUE		
MACK, JAMES L & TERRI L PO BOX 383 OSSIPPEE, NH 03864		\$225.00		
		AMOUNT ENCLOSURE		

123100120120001130080000000004540400000225007

Please detach and return with your payment.  
**Town of Wakefield Real Estate Tax Bill**

Tax Collector's Office

PO BOX 623, Sanbornville, NH 03872;

First Bill

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2012	2012P01045303	5/29/2012	12.00%	7/2/2012
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000113-008000-000000		WANSOR ROAD		2.000
OWNER OF RECORD		CURRENT AMOUNT DUE		
MACK, JAMES L & TERRI L PO BOX 383 OSSIPPEE, NH 03864		\$226.00		
		AMOUNT ENCLOSURE		

123100720120001130080000000004530300000226006

**Town of Wakefield Real Estate Tax Bill**

PO BOX 623, Sanbornville, NH 03872;

Second Bill

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2012	2012P02045404	11/9/2012	12.00%	12/21/2012
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000113-008000-000000		WANSOR ROAD		2.000
OWNER OF RECORD		2/2 TAX AT 2011 RATE		
MACK, JAMES L & TERRI L PO BOX 383 OSSIPPEE, NH 03864		Gross Annual Tax \$451.00		

AMOUNT DUE \$225.00

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal: \$2.65	Municipal: \$99.90	Buildings 0
Local School: \$5.94	Local School: \$223.94	Land Value 37.700
Education Tax: \$2.32	Education Tax: \$87.48	C Use Credit 0
County: \$1.04	County: \$39.70	
<b>TOTAL \$11.95</b>	<b>TOTAL \$451.00</b>	<b>NET VALUE 37.700</b>

\*\*\*AMOUNT PAST DUE\*\*\*  
\$1,437.67

INFORMATION TO TAXPAYERS	PAYMENT POLICIES
IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE ASSESSOR'S OFFICE. YOU MUST BE A WAKEFIELD RESIDENT TO QUALIFY FOR EXEMPTIONS.	Make check or money order payable to Town of Wakefield. Post-dated checks cannot be accepted, and shall be returned to tax payer. When payment is made by mail and a receipt is desired, please send entire bill and a self addressed stamped envelope with your payment. When paying in person, bring entire bill. If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason. Your cancelled check is a valid receipt for federal income tax purposes. Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection. If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill. If your mortgage company is to pay any portion or the entire bill, then it is your responsibility to send this bill to that company to insure proper and timely payment.
THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF THE NOTICE OF TAX AND NOT AFTERWARD, APPLY IN WRITING TO THE SELECTMEN/ASSESSORS FOR A TAX ABATEMENT OR DEFERRAL.	

OFFICE HOURS:  
Monday - Friday 8:30 AM - 4 PM

PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

**Town of Wakefield Real Estate Tax Bill**

PO BOX 623, Sanbornville, NH 03872;

First Bill

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2012	2012P01045303	5/29/2012	12.00%	7/2/2012
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000113-008000-000000		WANSOR ROAD		2.000
OWNER OF RECORD		1/2 TAX AT 2011 RATE		
MACK, JAMES L & TERRI L PO BOX 383 OSSIPPEE, NH 03864		Estimated Tax 1st Issue \$226.00		

AMOUNT DUE 7/2/2012 \$226.00

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal: \$1.48	Municipal: \$55.80	Buildings 0
Local School: \$2.78	Local School: \$104.81	Land Value 37.700
Education Tax: \$1.24	Education Tax: \$46.75	C Use Credit 0
County: \$0.49	County: \$18.64	
<b>TOTAL \$5.99</b>	<b>TOTAL \$226.00</b>	<b>NET VALUE 37.700</b>

\*\*\*AMOUNT PAST DUE\*\*\*  
\$1,361.65

INFORMATION TO TAXPAYERS	PAYMENT POLICIES
IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE ASSESSOR'S OFFICE. YOU MUST BE A WAKEFIELD RESIDENT TO QUALIFY FOR EXEMPTIONS.	Make check or money order payable to Town of Wakefield. Post-dated checks cannot be accepted, and shall be returned to tax payer. When payment is made by mail and a receipt is desired, please send entire bill and a self addressed stamped envelope with your payment. When paying in person, bring entire bill. If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason. Your cancelled check is a valid receipt for federal income tax purposes. Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection. If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill. If your mortgage company is to pay any portion or the entire bill, then it is your responsibility to send this bill to that company to insure proper and timely payment.
THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF THE NOTICE OF TAX AND NOT AFTERWARD, APPLY IN WRITING TO THE SELECTMEN/ASSESSORS FOR A TAX ABATEMENT OR DEFERRAL.	

OFFICE HOURS:  
Monday - Friday 8:30 AM - 4 PM

PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794



**TOWN OF WAKEFIELD**

TAX COLLECTOR

PO BOX 623

SANBORNVILLE, NH 03872

Office Hours

MONDAY-FRIDAY 9AM - 2PM

(603)522-6205

MACK, JAMES L & TERRI L  
PO BOX 383  
OSSISPEE, NH 03864

**OFFICE OF THE TAX COLLECTOR  
NOTICE OF IMPENDING LIEN**  
Monday, July 25, 2011

In accordance with RSA (80:60, 80:77, 80:77a), you are hereby notified of IMPENDING TAX LIEN(s) against the real estate taxed to you as listed below. If payment in full is not received on or before **Tuesday, September 27, 2011 by 10:00AM**, I shall EXECUTE A TAX LIEN(s) on the real estate listed. Payments received after **Tuesday, September 13, 2011** must be cash, certified check or money order to prevent execution of the lien as well as any additional costs.

If the total amounts are not paid before the date stated above, a "REAL ESTATE TAX LIEN" will be executed to the Municipality and recorded in the County Registry of Deeds. This tax lien will entitle the Municipality to legal interest in the property described below unless, within two (2) years of the execution of the tax lien, the property is redeemed by payment of the amount(s) listed below plus all accrued interest and costs. If you have any questions, please call for assistance. **If the payment is made before the date and time listed above, call our office for the correct interest amount.**

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2010P01	WANSOR ROAD	000113 008000 000000	\$ 261.00	\$ 38.87	\$ 18.00	\$ 317.87
2010P02	WANSOR ROAD	000113 008000 000000	\$ 180.00	\$ 16.16	\$ 0.00	\$ 196.16
			<b>\$ 441.00</b>	<b>\$ 55.03</b>	<b>\$ 18.00</b>	<b>\$ 514.03</b>

(\*Total Due Amounts as of 09/27/2011)

*Cathy Kinville*

Collector of Taxes  
CATHY KINVILLE

7009 0080 0001 3193 0836

U.S. Postal Service  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage \_\_\_\_\_  
Certified Fee \_\_\_\_\_  
Return Receipt Fee (Return Receipt Required) \_\_\_\_\_  
Restricted Delivery Fee (Restricted Delivery Required) \_\_\_\_\_  
Total Postage & Fees \$ \_\_\_\_\_

MAK, JAMES L & TERRI L  
PO BOX 383  
OSSISPEE, NH 03864

7009 0080 0001 3193 0836

**SENDER: COMPLETE THIS SECTION**

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  
■ Print your name and address on the reverse so that we can return the card to you.  
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
MAK, JAMES L & TERRI L  
PO BOX 383  
OSSISPEE, NH 03864

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☒ Agent ☐ Addressee ☐ Return Receipt for Merchandise  
B. Received by (Printed Name) C. 8/2/11  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type  
☐ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Extra Fee) ☐ Yes ☐ No

2. 7009 0080 0001 3193 0836

PS Form 3811, February 2004 Domestic Return Receipt 108295-02 M-15

[illegible]

7010 1870 0001 7549 9085

Town of Wakefield  
Tax Collector  
PO Box 263  
Anbornville, NH 03872  
9/18

**CERTIFIED MAIL**



TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
**Office Hours**  
MONDAY-FRIDAY 8:30AM - 4:00PM

(603)522-6205

OFFICE OF THE TAX COLLECTOR  
NOTICE OF IMPENDING LIEN  
Tuesday, August 21, 2012

If the total amounts are not paid before the date stated above, a "REAL ESTATE TAX LIEN" will be executed to the Municipality and recorded in the County Registry of Deeds. This tax lien will entitle the Municipality to legal interest in the property described below unless, within two (2) years of the execution of the tax lien, the property is redeemed by payment of the amount(s) listed below plus all accrued interest and costs. If you have any questions, please call for assistance. **If the payment is made before the date and time listed above, call our office for the correct interest amount.**

Please Note: If you have filed for bankruptcy please see back of notice for important information.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2011P01	WANSOR ROAD	0001:3 008000 000000	\$ 221.00	\$ 32.91	\$ 18.00	\$ 271.91
2011P02	WANSOR ROAD	0001:3 008000 000000	\$ 230.00	\$ 21.63	\$ 0.00	\$ 251.63
			<b>\$ 451.00</b>	<b>\$ 54.54</b>	<b>\$ 18.00</b>	<b>\$ 523.54</b>

(\*Total Due Amounts as of 09/26/2012)

Angie Casperones

Collector of Taxes  
ANGIE CASPERONIS

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MACK, JAMES L. & TERRIL  
PO BOX 383  
OSSISPEE, NH 03864

2/8/2

UNITED BREASTFEEDING  
CITY'S WOMEN  
\$ 008.110  
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0654470862 JUL 28 2012

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RETURN TO SENDER  
UNDELIVERABLE  
TO FORWARD

[illegible]

TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 8:30AM - 4:00PM

(403)522-6205

OFFICE OF THE TAX COLLECTOR  
NOTICE OF IMPENDING LIEN  
Friday, July 26, 2013

If the total amounts are not paid before the date stated above, a "REAL ESTATE TAX LIEN" will be executed to the Municipality and recorded in the County Registry of Deeds. This tax lien will entitle the Municipality to legal interest in the property described below unless, within two (2) years of the execution of the tax lien, the property is redeemed by payment of the amount(s) listed below plus all accrued interest and costs. If you have any questions, please call for assistance. **If the payment is made before the date and time listed above, call our office for the correct interest amount.**

Please Note: If you have filed for bankruptcy please see back of notice for important information.

Levy Year	Property Location	Map/Lot/Sub	Tax Amount	Int/Pen	Costs	*Total Due
2012P01	WANSOR ROAD	000113 008000 000000	\$ 226.00	\$ 32.92	\$ 18.50	\$ 277.42
2012P02	WANSOR ROAD	000113 008000 000000	\$ 225.00	\$ 20.05	\$ 0.00	\$ 245.05
			<b>\$ 451.00</b>	<b>\$ 52.97</b>	<b>\$ 18.50</b>	<b>\$ 522.47</b>

(\*Total Due Amounts as of 09/18/2013)

Angie Casperone

Collector of Taxes  
ANGIE CASPERONIS

(603)522-6205

Tuesday, October 1, 2013  
Levy Year: 2010

Collector of Taxes  
ANGIE CASPERONIS

02 1P  
\$006.11  
000476602 OCT 04 2013  
MAILED FROM ZIP CODE 93612

17-5

\* 1284-07136-04-42

SC 0307206233

<b>U.S. Postal Service<sup>®</sup></b> <b>CERTIFIED MAIL<sup>®</sup></b> <b>(Domestic Mail Only. No Insurance Coverage Provided)</b>	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Package # _____	Certified Mail # _____
Return Receipt Fee (Electronic Payment Required)	Registered Mail Fee (Electronic Payment Required)
Restricted Delivery Fee (Electronic Payment Required)	Signature Required Fee (Electronic Payment Required)
Total Postage & Fees \$ _____	Total Postage & Fees \$ _____



To: James Mack  
 \* Terri Mack  
 PO Box 383  
 Ossipee, NH  
 03864

548

014306 RECEIVED  
 CARROLL COUNTY REGISTRY  
 2004 JUL 27 PM 3:25  
*Carroll C. Berlind, Deputy*  
 REGISTER OF DEEDS

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
THOUSAND	\$	HUNDRED AND	43 DOLLARS
676519		\$ 43.00	
07/27/2004		VOID IF ALTERED	

## FIDUCIARY DEED

ADOLPHA YERKA of Bellingham, Norfolk County, Massachusetts, administrator of the estate of MYRON BZIUKIEWICZ, late of Bellingham, by the power conferred by the Probate Court of Carroll County, New Hampshire (Docket No. 2003-0235) and every other power, for \$36,200.00 paid, grants to JAMES L. MACK and TERRI L. MACK, married couple, both of Ossipee, Carroll County, New Hampshire, as joint tenants with rights of survivorship, a parcel of land on Wansor Road in Wakefield, Carroll County, New Hampshire, being Lot #5 as shown on "A Plan of the Subdivision of Land of Gladys Merrill", dated March 1974, by Denis F. Rafferty, Jr., RLS, recorded in the Carroll County Registry of Deeds Plan Drawer 14, Plan 51, the parcel being described as follows:

Beginning at Wansor Road at an iron pipe at the southeasterly corner of land formerly of Ring and now or formerly of Pollaski; thence running South 21° 51' 35" West by the road a distance of 100 feet to an iron pipe at land now or formerly of Gladys Merrill (being Lot #4 as shown on the plan);

thence running North 57° 18' 26" West by Lot #4 a distance of 391.39 feet, more or less, to an iron pipe at land now or formerly of Mooney;

thence running northeasterly by the Mooney land, in part by a stone wall, a distance of 261.67 feet, more or less, to an iron pipe in the wall at land now or formerly of Ridder;

thence running South 58° 46' 42" East by the Ridder land a distance of 374.85 feet, more or less, to an iron pipe at the Pollaski land;

thence running South 28° 54' 19" West by the Pollaski land a distance of 154.32 feet to an iron pipe;

thence running South 61° 1' 29" East by the Pollaski land a distance of 100.35 feet to the point of beginning.

The grantor intends to convey the land conveyed to Myron Bziukiewicz on

BK 2321 PG 908



October 14, 1977 by deed of Gladys M. Merrill, recorded in Book 679, page 401, this land being part of the land described in deed of Elwin L. and Gladys M. Merrill to Gladys M. Merrill, March 18, 1968, Book 425, page 556.

I sign this deed on July 20, 2004.

Adolpha Yerka  
Adolpha Yerka

COMMONWEALTH OF MASSACHUSETTS  
NORFOLK COUNTY

Before me, on July 20, 2004, Adolpha Yerka, as administrator of the estate of Myron Bziukiewicz, acknowledged her execution of this deed.

Scott A. Ambler  
Scott A. Ambler  
(Name of officer, typed or printed)  
Notary Public  
My comm. exp. 12-1, 2006

82IM0712dead

notary seal



BK2321PG0909



[Upcoming Auctions](#)[Past Auctions](#)[Auction Calendar](#)[Auction Details](#)[About](#)[Contact Us](#)

# Property 3 – 75 Dearborn Road – TM 110-30

**Manufactured Housing Unit  
on .47 Acre Assessed at \$60,100**

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NEXT AUCTION: WAKEFIELD, NH

(08.05.17)

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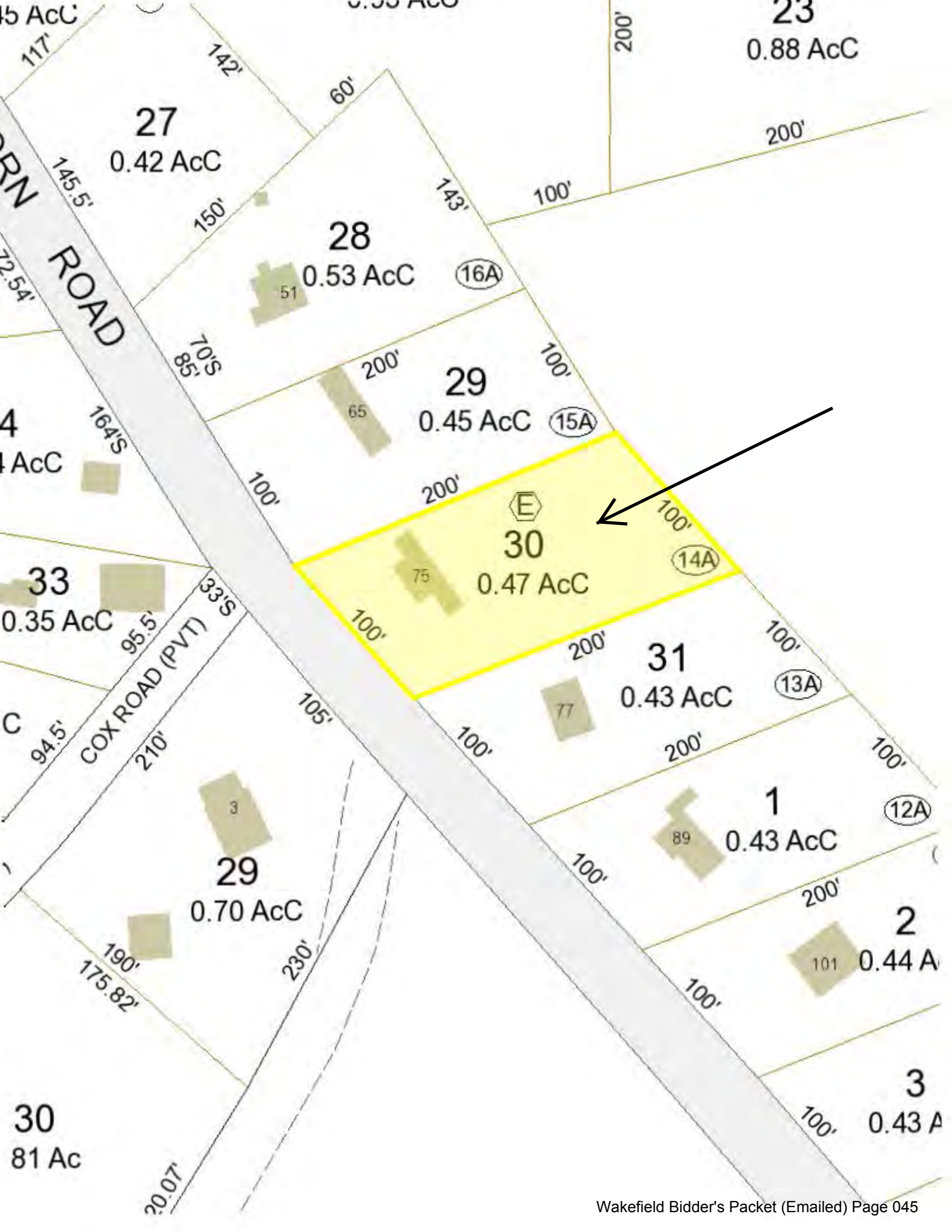
**Tax Assessment**

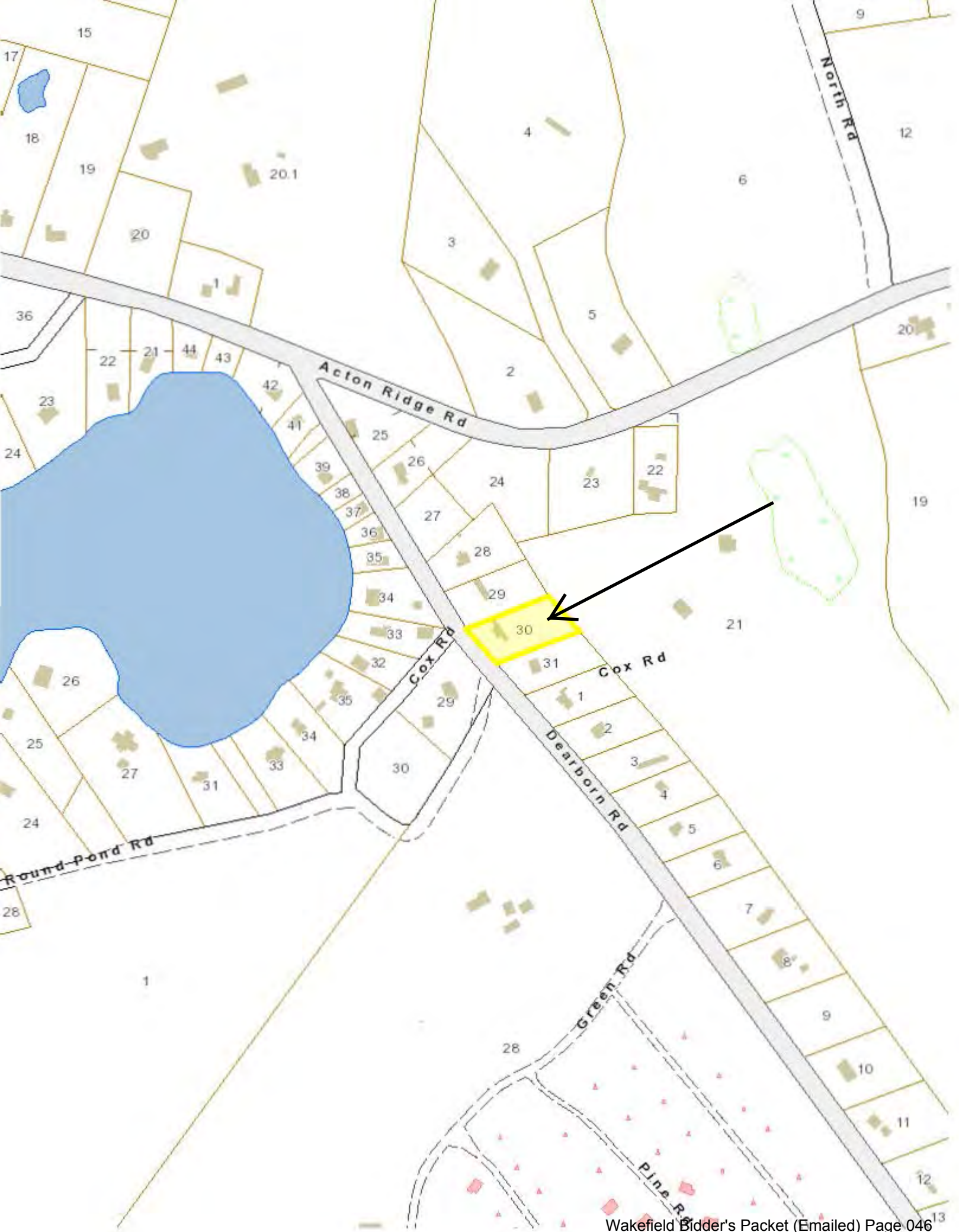
**Deed to Town & Related Info**

**Prior Owner Deed**

**Location**









PLAN OF LAND OF EARL BROWN, JR.  
Round Pond Section  
Wakefield, N.H.

N  
↑  
Scale 1" = 200 feet

Acton Ridge Road

Molokata

Pike

15.3 Acres

THOMAS V. THOMAS  
12-9-65  
33 ACRES M.O.R.L.

CARROLL CO. REGISTRY  
Book 9 Page 60

1835:  
Recorded Book 7 Page 60  
Attest Paul E. Gray  
REGISTRAR

State line  
Pike  
N 12° 30' E 572'  
M.H.  
Raine

Map: 000110

Lot: 030000

Sub: 000000

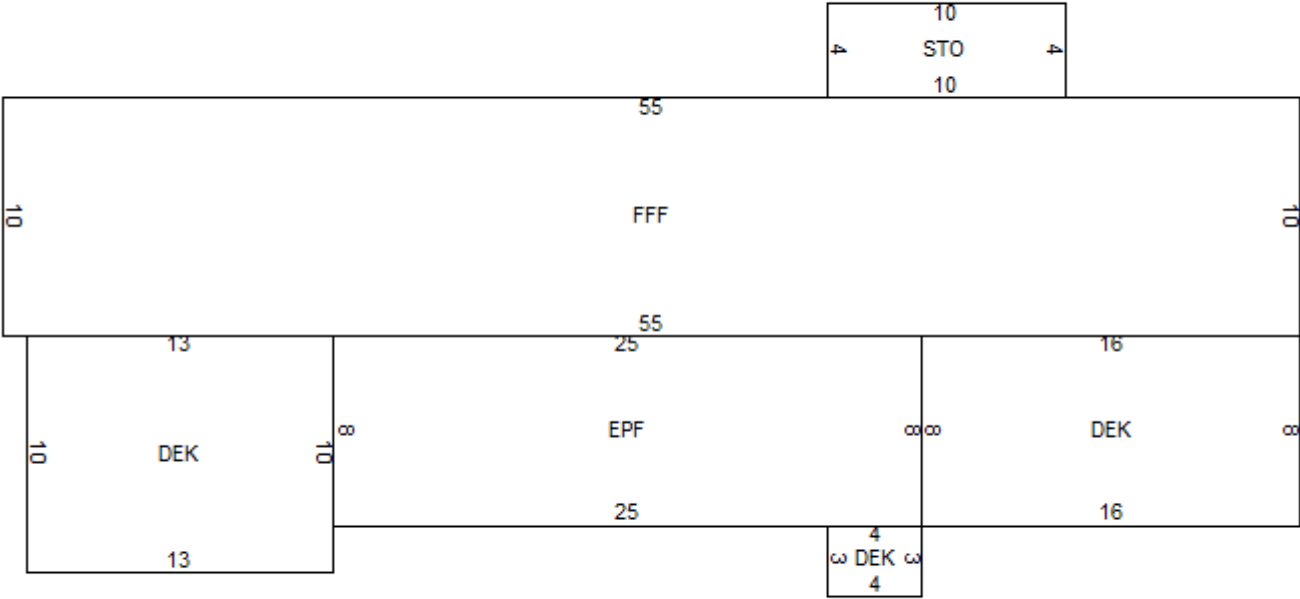
Card: 1 of 1

75 DEARBORN ROAD

WAKEFIELD

Printed: 06/26/2017

OWNER INFORMATION		SALES HISTORY							PICTURE						
WAKEFIELD T A P, TOWN OF  2 HIGH STREET  SANBORNVILLE, NH 03872		<div>DateBookPageTypePriceGrantor</div> <div>12/17/20133122400U I 35GRIFFITH - TAX DEED</div> <div>07/19/20072645952U I 9938,000MARION L WINKLER</div> <div>09/15/19991827308Q I24,000TINKER, SCOTT M &amp; GAIL</div> <div>09/08/19951626898U I 3818,500SHELTON</div>													
LISTING HISTORY		NOTES													
12/23/11BJLX 12/20/05BJLX 08/30/00KW 06/30/89KW		BLUE MH, INT GOOD COND, NO FNDTN8/00 NOH, CHNG OPF TO EPF, ADD SHED NOH 12/05 BJL(OLDPID:000040 000013 000000) 12/11 NOH BJL													
EXTRA FEATURES VALUATION											MUNICIPAL SOFTWARE BY AVITAR				
Feature Type		Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	WAKEFIELD ASSESSING OFFICE						
SHED-WOOD		96	8 x 12	227	7.25	60	948								
							900								
											PARCEL TOTAL TAXABLE VALUE				
Year		Building		Features		Land									
2015		\$ 17,500		\$ 900		\$ 41,700									
				Parcel Total: \$ 60,100											
2016		\$ 17,500		\$ 900		\$ 41,700									
				Parcel Total: \$ 60,100											
2017		\$ 17,500		\$ 900		\$ 41,700									
				Parcel Total: \$ 60,100											
LAND VALUATION															
Zone: R2IL LAKE IVANHOE		Minimum Acreage: 1.00		Minimum Frontage: 150		Site:		Driveway:		Road:					
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC		0.470 ac	37,900	F	110	100	100			100	41,700	0	N	41,700	TOPO 100%
		0.470 ac									41,700			41,700	

PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS				
	WAKEFIELD T A P, TOWN OF  2 HIGH STREET  SANBORNVILLE, NH 03872	District	Percentage	Model: 1.00 STORY FRAME MH Roof: SHED/METAL/TIN Ext: PREFAB WD PNL Int: WALL BOARD Floor: LINOLEUM OR SIM/CARPET Heat: OIL/FA DUCTED				
				Bedrooms: 2      Baths: 1.0      Fixtures: Extra Kitchens:      Fireplaces: A/C: No      Generators:				
	PERMITS			Quality: B1 AVG-10				
	Date	Project Type	Notes	Com. Wall: Size Adj: 1.0354      Base Rate: EXT 40.00 Bldg. Rate: 0.7828 Sq. Foot Cost: \$ 31.31				
				BUILDING SUB AREA DETAILS				
				ID	Description	Area	Adj.	Effect.
				STO	STORAGE AREA	40	0.25	10
				FFF	FST FLR FIN	550	1.00	550
				EPF	ENCLSD PORCH	200	0.70	140
				DEK	DECK/ENTRANCE	270	0.10	27
				GLA:	550	1,060		727
				2013 BASE YEAR BUILDING VALUATION				
				Market Cost New:			\$ 22,762	
				Year Built:			1959	
Condition For Age:			AVERAGE	23 %				
Physical:								
Functional:								
Economic:								
Temporary:								
Total Depreciation:			23 %					
Building Value:			\$ 17,500					

# TAX COLLECTOR'S DEED

## KNOWN ALL MEN BY THESE PRESENTS

That I, ANGIE CASPERONIS, Tax Collector for the Town of WAKEFIELD, in the County of CARROLL and the State of New Hampshire, for the year 2010 by the authority in me vested by the laws of the State, and in consideration of \$837.78 to me paid by the Town of WAKEFIELD, located at TAX COLLECTOR, PO BOX 623, SANBORNVILLE, NH 03872, do hereby sell and convey to the Town of WAKEFIELD, a certain tract or parcel of land situated in the Town of WAKEFIELD, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2010 to:

**GRIFFITH, NICOLE & JOSEPH**

and described in the invoice books as:

Map	Lot	Sublot
000110	030000	000000

**Located At 75 DEARBORN ROAD**

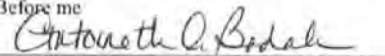
**Consisting of 0.470 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 2952, Page 034.**

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated Town, in the State of New Hampshire on 09/28/2011, to have and to hold said Premises, with the appurtenances, to said Town's successors/heirs and assigns forever. And I hereby covenant with said Town, 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 13<sup>th</sup> day of December in the year of our Lord 2013.

  
 ANGIE CASPERONIS  
 WAKEFIELD  
 Tax Collector

State of New Hampshire, County of CARROLL, On December 13, 2013  
 ANGIE CASPERONIS, the above named, personally appearing and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me

  
 Antonette A. Bodale  
 Notary / JP  
 My Commission expires: 9-23-2014



BK 3122PG 400

**TOWN OF WAKEFIELD**

TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 8:30AM - 4:00PM

(603)522-4205

**OFFICE OF THE TAX COLLECTOR  
NOTICE OF IMPENDING TAX DEED**

Tuesday, October 1, 2013  
Levy Year: 2010

GRIFFITH, NICOLE & JOSEPH  
95 STEVENS ROAD  
EFFINGHAM, NH 03882

Pursuant to RSA 80:76, 80:77-a, you are hereby notified of the impending deed on the following property which you own or hold mortgage interest in:

**PROPERTY INFORMATION**

OWNER(S) OF RECORD: GRIFFITH, NICOLE & JOSEPH  
TAX MAP/LOT/SUB LOT: 000110 030000 000000  
LOCATION: 75 DEARBORN ROAD  
DESCRIPTION: 0.470 ACRES OF LAND WITH BUILDINGS  
AMOUNT DUE: \$ 686.29  
DEED EXECUTION DATE: FRIDAY, NOVEMBER 15, 2013

The impending deed is due to unpaid taxes, interest and penalties that were sold to lien on 09/28/2011. To prevent the execution of the Tax Deed for the Real Estate specified above, the total now due of \$ 686.29, including all interest and costs, must be paid in full on or before:

**Friday, November 15, 2013  
By 2:00 PM**

Contact the Office of the Tax Collector as noted above for the revised interest calculation if making payment prior to Friday, November 15, 2013. If paid after Friday, November 1, 2013, payment must be in the form of a bank check, certified check, or cash.

**Your right of redemption will expire on Friday, November 15, 2013.**

A Tax Deed will be issued the next business day for the above described Real Estate to the Municipality. If the Tax Deed is issued the legal interest of the owner, as well as the legal interests of mortgagees, will be extinguished subject to any rights available in RSA 80:88, 89, 90, 91.

*Angie Casperonis*

Collector of Taxes  
ANGIE CASPERONIS

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)  
For delivery information visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Postage \$  
Certified Fee \$  
Return Receipt Fee (Enclosurement Required) \$  
Restricted Delivery Fee (Enclosurement Required) \$  
Total Postage & Fees \$

Postmark Here

GRIFFITH, NICOLE & JOSEPH  
95 STEVENS ROAD  
EFFINGHAM, NH 03882

PS Form 3811, February 2004

**SENDER, COMPLETE THIS SECTION**

1. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

2. Addressed to:

GRIFFITH, NICOLE & JOSEPH  
95 STEVENS ROAD  
EFFINGHAM, NH 03882

**COLLECTOR, COMPLETE THIS SECTION ON DELIVERY**

3. Service Type  
☐ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
4. Restricted Delivery? (Form PS-90) ☐ Yes ☐ No

5. Signature  
X *Nicole Griffith* ☐ Agent  
6. Received by (Printed Name) *Joseph Griffith* ☐ Addressee  
7. Date of Delivery *10-5-13*  
8. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

2012 1010 0001 3904 6953

PS Form 3811, February 2004



Tax Collector  
Town of Wakefield  
P.O. Box 623  
Sanbornville, NH 03872

UNC

UNC



LA MOINE 7/26/11  
2nd NOTICE 7/31/11  
RETURNED 8/10/11

031 DEC 1 00 08/20/11  
NIXIE  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD  
BC1 03872082393 \*1784-03228-20-  
03872082393

03872082393

7009 0080 0001 3192 2093

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage \$  
Certified Fee \$  
Return Receipt Fee (Endorsement Required) \$  
Restricted Delivery Fee (Endorsement Required) \$

GRIFFITH, NICOLE & JOSEPH  
95 STEVENS ROAD  
EFFINGHAM, NH 03882

SEP 22 2011  
03872

PS Form 3826, August 2006 See Reverse for Instructions

**TOWN OF WAKEFIELD**  
TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 9AM - 2PM  
  
(603)522-6205

GRIFFITH, NICOLE & JOSEPH  
95 STEVENS ROAD  
EFFINGHAM, NH 03882

**OFFICE OF THE TAX COLLECTOR  
NOTICE OF IMPENDING LIEN**  
Monday, July 25, 2011

In accordance with RSA (80:60, 80:77, 80:77a), you are hereby notified of IMPENDING TAX LIEN(s) against the real estate taxed to you as listed below. If payment in full is not received on or before **Tuesday, September 27, 2011 by 10:00AM**, I shall EXECUTE A TAX LIEN(s) on the real estate listed. Payments received after **Tuesday, September 13, 2011** must be cash, certified check or money order to prevent execution of the lien as well as any additional costs.

If the total amounts are not paid before the date stated above, a "REAL ESTATE TAX LIEN" will be executed to the Municipality and recorded in the County Registry of Deeds. This tax lien will entitle the Municipality to legal interest in the property described below unless, within two (2) years of the execution of the tax lien, the property is redeemed by payment of the amount(s) listed below plus all accrued interest and costs. If you have any questions, please call for assistance. **If the payment is made before the date and time listed above, call our office for the correct interest amount.**

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2010P01	75 DEARBORN ROAD	000110 030000 000000	\$ 388.00	\$ 57.79	\$ 18.00	\$ 463.79
2010P02	75 DEARBORN ROAD	000110 030000 000000	\$ 326.00	\$ 29.26	\$ 0.00	\$ 355.26
			\$ 714.00	\$ 87.05	\$ 18.00	\$ 819.05

(\*Total Due Amounts as of 09/27/2011)

*Cathy Kinville*  
Collector of Taxes  
CATHY KINVILLE

Town of Wakefield  
Tax Collector  
PO Box 263  
Sanbornville, NH 03872



1st NOTICE 8/12  
2nd NOTICE 8/27  
RETURNED 9/16

# TOWN OF WAKEFIELD

TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 9:30AM - 4:00PM

(603)522-6205

GRIFFITH, NICOLE & JOSEPH  
95 STEVENS ROAD  
EFFINGHAM, NH 03882

## OFFICE OF THE TAX COLLECTOR NOTICE OF IMPENDING LIEN Tuesday, August 21, 2012

In accordance with RSA (80:60, 80:77, 80:77a), you are hereby notified of IMPENDING TAX LIEN(s) against the real estate taxed to you as listed below. If payment in full is not received on or before **Wednesday, September 26, 2012 by 1:00PM**, I shall EXECUTE A TAX LIEN(s) on the real estate listed. Payments received after **Wednesday, September 12, 2012** must be cash, certified check or money order to prevent execution of the lien as well as any additional costs.

If the total amounts are not paid before the date stated above, a "REAL ESTATE TAX LIEN" will be executed to the Municipality and recorded in the County Registry of Deeds. This tax lien will entitle the Municipality to legal interest in the property described below unless, within two (2) years of the execution of the tax lien, the property is redeemed by payment of the amount(s) listed below plus all accrued interest and costs. If you have any questions, please call for assistance. **If the payment is made before the date and time listed above, call our office for the correct interest amount.**

Please Note: If you have filed for bankruptcy please see back of notice for important information.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2011P01	75 DEARBORN ROAD	000110 030000 000000	\$ 357.00	\$ 53.17	\$ 18.00	\$ 428.17
2011P02	75 DEARBORN ROAD	000110 030000 000000	\$ 374.00	\$ 35.17	\$ 0.00	\$ 409.17
			<b>\$ 731.00</b>	<b>\$ 88.34</b>	<b>\$ 18.00</b>	<b>\$ 837.34</b>

(\*Total Due Amounts as of 8/26/2012)

*Angie Casperonis*

Collector of Taxes  
ANGIE CASPERONIS

Please detach and return with your payment.  
**Town of Wakefield Real Estate Tax Bill**

Tax Collector's Office

First Bill PO BOX 623, Sanbornville, NH 03872;

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2012	2012P01029802	5/29/2012	12.00%	7/2/2012
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000110-030000-000000		75 DEARBORN ROAD		0.470
OWNER OF RECORD			CURRENT AMOUNT DUE	
GRIFFITH, NICOLE & JOSEPH 95 STEVENS ROAD EFFINGHAM, NH 03882			\$360.00	
			AMOUNT ENCLOSED	

1231007201200011003000000000002950200000360002

**Town of Wakefield Real Estate Tax Bill**

PO BOX 623, Sanbornville, NH 03872;

First Bill		12.00% APR Interest Charged After 07/02/12		
TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2012	2012P01029802	5/29/2012	12.00%	7/2/2012
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000110-030000-000000		75 DEARBORN ROAD		0.470
OWNER OF RECORD		1/2 TAX AT 2011 RATE		
GRIFFITH, NICOLE & JOSEPH 95 STEVENS ROAD EFFINGHAM, NH 03882		Estimated Tax 1st Issue \$360.00		

AMOUNT DUE 7/2/2012 \$360.00

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal: \$1.48	Municipal: \$88.95	Buildings 18,400
Local School: \$2.78	Local School: \$167.08	Land Value 41,700
Education Tax: \$1.24	Education Tax: \$74.52	C Use Credit 0
County: \$0.49	County: \$29.45	
<b>TOTAL \$5.99</b>	<b>TOTAL \$360.00</b>	<b>NET VALUE 60,100</b>

\*\*\*AMOUNT PAST DUE\*\*\*  
\$2,640.83

INFORMATION TO TAXPAYERS	PAYMENT POLICIES
<p>IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE ASSESSOR'S OFFICE. YOU MUST BE A WAKEFIELD RESIDENT TO QUALIFY FOR EXEMPTIONS.</p> <p>THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF THE NOTICE OF TAX AND NOT AFTERWARD, APPLY IN WRITING TO THE SELECTMEN/ASSESSORS FOR A TAX ABATEMENT OR DEFERRAL.</p>	<p>Make check or money order payable to Town of Wakefield.</p> <p>Post-dated checks cannot be accepted, and shall be returned to tax payer.</p> <p>When payment is made by mail and a receipt is desired, please send entire bill and a self addressed stamped envelope with your payment. When paying in person, bring entire bill.</p> <p>If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason.</p> <p>Your cancelled check is a valid receipt for federal income tax purposes.</p> <p>Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.</p> <p>If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill.</p> <p>If your mortgage company is to pay any portion of the entire bill, then it is your responsibility to send this bill to that company to insure proper and timely payment.</p>

OFFICE HOURS:  
Monday - Friday 8:30 AM - 4 PM

PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

Please detach and return with your payment.  
**Town of Wakefield Real Estate Tax Bill**

Tax Collector's Office

Second Bill PO BOX 623, Sanbornville, NH 03872;

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2012	2012P02029704	11/9/2012	12.00%	12/21/2012
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000110-030000-000000		75 DEARBORN ROAD		0.470
OWNER OF RECORD			CURRENT AMOUNT DUE	
GRIFFITH, NICOLE & JOSEPH 95 STEVENS ROAD EFFINGHAM, NH 03882			\$358.00	
			AMOUNT ENCLOSED	

123100120120001100300000000002970400000358007

**Town of Wakefield Real Estate Tax Bill**

PO BOX 623, Sanbornville, NH 03872;

Second Bill		12.00% APR Interest Charged After 12/21/12		
TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2012	2012P02029704	11/9/2012	12.00%	12/21/2012
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000110-030000-000000		75 DEARBORN ROAD		0.470
OWNER OF RECORD		2/2 TAX AT 2011 RATE		
GRIFFITH, NICOLE & JOSEPH 95 STEVENS ROAD EFFINGHAM, NH 03882		Gross Annual Tax \$718.00		

AMOUNT DUE \$358.00

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal: \$2.65	Municipal: \$159.27	Buildings 18,400
Local School: \$5.94	Local School: \$356.99	Land Value 41,700
Education Tax: \$2.32	Education Tax: \$139.43	C Use Credit 0
County: \$1.94	County: \$82.31	
<b>TOTAL \$11.95</b>	<b>TOTAL \$718.00</b>	<b>NET VALUE 60,100</b>

\*\*\*AMOUNT PAST DUE\*\*\*  
\$2,309.52

INFORMATION TO TAXPAYERS	PAYMENT POLICIES
<p>IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE ASSESSOR'S OFFICE. YOU MUST BE A WAKEFIELD RESIDENT TO QUALIFY FOR EXEMPTIONS.</p> <p>THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF THE NOTICE OF TAX AND NOT AFTERWARD, APPLY IN WRITING TO THE SELECTMEN/ASSESSORS FOR A TAX ABATEMENT OR DEFERRAL.</p>	<p>Make check or money order payable to Town of Wakefield.</p> <p>Post-dated checks cannot be accepted, and shall be returned to tax payer.</p> <p>When payment is made by mail and a receipt is desired, please send entire bill and a self addressed stamped envelope with your payment. When paying in person, bring entire bill.</p> <p>If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason.</p> <p>Your cancelled check is a valid receipt for federal income tax purposes.</p> <p>Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.</p> <p>If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill.</p> <p>If your mortgage company is to pay any portion of the entire bill, then it is your responsibility to send this bill to that company to insure proper and timely payment.</p>

OFFICE HOURS:  
Monday - Friday 8:30 AM - 4 PM

PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794



Please detach and return with your payment.  
**Town of Wakefield Real Estate Tax Bill**

Tax Collectors' Office  
 PO BOX 623, Sanbornville, NH 03872

First Bill				
TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P01029802	5/29/2013	12.00%	7/1/2013
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000110-030000-000000		75 DEARBORN ROAD		0.470
OWNER OF RECORD			CURRENT AMOUNT DUE	
GRIFFITH, NICOLE & JOSEPH 95 STEVENS ROAD EFFINGHAM, NH 03882			\$359.00	
			AMOUNT ENCLOSED	

1231007201300011003000000000002960200000359002

**Town of Wakefield Real Estate Tax Bill**

PO BOX 623, Sanbornville, NH 03872

First Bill				
TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P01029802	5/29/2013	12.00%	7/1/2013
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000110-030000-000000		75 DEARBORN ROAD		0.470
OWNER OF RECORD			1/2 TAX AT 2012 RATE	
GRIFFITH, NICOLE & JOSEPH 95 STEVENS ROAD EFFINGHAM, NH 03882			Estimated Tax 1st Issue \$359.00	

AMOUNT  
 DUE 7/1/2013 \$359.00

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal \$1.33	Municipal \$79.93	Buildings 18,600
Local School \$2.97	Local School \$178.50	Land Value 41,700
Education Tax \$1.16	Education Tax \$69.72	C Use Credit 0
County \$0.52	County \$30.85	
<b>TOTAL \$5.98</b>	<b>TOTAL \$359.00</b>	<b>NET VALUE 60,100</b>

\*\*\*AMOUNT PAST DUE\*\*\*  
 \$2,873.22

INFORMATION TO TAXPAYERS	PAYMENT POLICIES
<p>IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE ASSESSOR'S OFFICE. YOU MUST BE A WAKEFIELD RESIDENT TO QUALIFY FOR EXEMPTIONS.</p> <p>THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF THE NOTICE OF TAX AND NOT AFTERWARD, APPLY IN WRITING TO THE SELECTMEN/ASSESSORS FOR A TAX ABATEMENT OR DEFERRAL.</p>	<p>Make check or money order payable to Town of Wakefield.</p> <p>Post-dated checks cannot be accepted, and shall be returned to tax payer. When payment is made by mail and a receipt is desired, please send entire bill and a self addressed stamped envelope with your payment. When paying in person, bring entire bill.</p> <p>If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason. Your cancelled check is a valid receipt for federal income tax purposes. Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.</p> <p>If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill.</p> <p>If your mortgage company is to pay any portion of the entire bill, then it is your responsibility to send this bill to that company to insure proper and timely payment.</p>

OFFICE HOURS:  
 Monday - Friday 8:30 AM - 4 PM

PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

**Town of Wakefield Real Estate Tax Bill**

Tax Collectors' Office  
 PO Box 623, Sanbornville NH 03872

SECOND BILL				
TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P02030002	11/14/2013	12%	12/23/2013
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000110-030000-000000		75 DEARBORN ROAD		0.470
OWNER OF RECORD			CURRENT AMOUNT DUE	
GRIFFITH, NICOLE & JOSEPH 95 STEVENS RD EFFINGHAM, NH 03882-8645			\$ 3,398.45	
			AMOUNT ENCLOSED	

12310122013000110030000000000030002000003398456

Please detach and return above stub with your payment

**Town of Wakefield Real Estate Tax Bill**

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 PO Box 623, Sanbornville NH 03872

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2013	2013P02030002	11/14/2013	12%	12/23/2013
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000110-030000-000000		75 DEARBORN ROAD		0.470
OWNER OF RECORD			GROSS ANNUAL TAX	
GRIFFITH, NICOLE & JOSEPH 95 STEVENS RD EFFINGHAM, NH 03882-8645			738.00	
			CREDITS	
			0.00	
			ABATED / PAID	
			0.00	
			PAST DUE	
			3,019.45	
			AMOUNT DUE	
			\$ 3,398.45	

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal 2.91	Municipal 174.88	LAND 41,700
Local School 5.81	Local School 349.17	BUILDINGS 18,400
State Edu. 2.49	State Edu. 149.64	CURR USE 0
County 1.07	County 64.30	
<b>TOTAL 12.28</b>	<b>TOTAL 738.00</b>	<b>NET VALUE 60,100</b>

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12% APR Interest Charged After 12/23/2013 | PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

# TOWN OF WAKEFIELD

TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 9AM - 2PM

(603)522-6205

GRIFFITH, NICOLE & JOSEPH  
95 STEVENS ROAD  
EFFINGHAM, NH 03882

OFFICE OF THE TAX COLLECTOR  
NOTICE OF DELINQUENT TAXES  
Wednesday, March 7, 2012

All past due taxes and liens are listed below. For each, the tax and interest as of 06/05/2012 are listed. To avoid the initiation of the Tax Lien Process and associated additional expenses, you should pay the total amount due (tax and interest) on or before 06/05/2012 by 10:00 AM for all levies listed not already liened. Levies with "L" after the year were previously liened.

Please contact us for the revised amount due if payment is made before or after 06/05/2012. Payments made after 05/22/2012 should be by certified check, money order, or cash to ensure the avoidance of additional charges. The interest rate is 12% APR on property tax and 18% APR on yield tax, use change tax, gravel tax, and tax liens.

This notice is based on Town records as of 03/07/2012. Please notify us as soon as possible if you believe the information is not correct. Your cooperation is appreciated.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	*Total Due
2009L01	75 DEARBORN ROAD	000110 030000 000000	\$ 662.95	\$ 211.01	\$ 873.96
2010L01	75 DEARBORN ROAD	000110 030000 000000	\$ 837.78	\$ 110.45	\$ 948.23
2011P01	75 DEARBORN ROAD	000110 030000 000000	\$ 357.00	\$ 39.91	\$ 396.91
2011P02	75 DEARBORN ROAD	000110 030000 000000	\$ 374.00	\$ 21.27	\$ 395.27
			\$ 2,231.73	\$ 382.64	\$ 2,614.37

(\*Total Due Amounts as of 06/05/2012)

Total Per Diem: \$ 0.9805

*Cathy Kinnville*

Collector of Taxes  
CATHY KINVILLE

## LEVY YEAR TAX TYPE INFORMATION

B - Betterment P - Property T - Timber Yield  
G - Gravel Yield R - Residence U - Use Change  
L - Lien S - Sewer W - Water

Please note that any 2009L taxes or prior, if left unpaid, will be subject to the Tax Deedding process as of 09/20/2012.

# TOWN OF WAKEFIELD

TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 9:30AM - 4:00PM

(603)522-6205

GRIFFITH, NICOLE & JOSEPH  
95 STEVENS ROAD  
EFFINGHAM, NH 03882

OFFICE OF THE TAX COLLECTOR  
NOTICE OF DELINQUENT TAXES  
Monday, March 11, 2013

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Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	*Total Due
2010L01	75 DEARBORN ROAD	000110 030000 000000	\$ 837.78	\$ 263.73	\$ 1,101.51
2011L01	75 DEARBORN ROAD	000110 030000 000000	\$ 856.08	\$ 115.25	\$ 971.33
2012P01	75 DEARBORN ROAD	000110 030000 000000	\$ 360.00	\$ 40.71	\$ 400.71
2012P02	75 DEARBORN ROAD	000110 030000 000000	\$ 358.00	\$ 20.24	\$ 378.24
			\$ 2,411.86	\$ 439.93	\$ 2,851.79

(\*Total Due Amounts as of 06/11/2013)

Total Per Diem: \$ 1.0715

Please note that any 2010L taxes or prior, if left unpaid, will be subject to the Tax Deedding process as of 09/25/2013.

*Angie Casperonis*

Collector of Taxes  
ANGIE CASPERONIS



0010383

RECEIVED  
CARROLL COUNTY REGISTRY  
2007 JUL 19 PM 03:02  
*John P. Aiton*  
REGISTER OF DEEDS

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that I, MARION L. WINKLER, a single person, of 29 Stevens Road, Effingham, New Hampshire 03882, for consideration paid, grant to NICOLE GRIFFITH and JOSEPH GRIFFITH, wife and husband, of 95 Stevens Road, Effingham, New Hampshire 03882, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

**LOT 14A**

Lot 14A on Dearborn Road in Wakefield, Carroll County, New Hampshire, as shown on a plan of land entitled "Plan of Land of Earl Brown, Jr., Round Pond Section, Wakefield, N.H." dated 1963 and recorded on December 10, 1965 at Plan Book 7, Page 60, said parcel being bounded and described as follows:

Beginning at a stake on the easterly side of Dearborn Road by land now or formerly of Slack and traveling in an easterly direction in a straight line 200' to an iron pipe; thence turning and traveling northerly a distance of 100' by land now or formerly of Thomas to an iron stake; thence turning and running in a westerly direction by land now or formerly of Brown a distance of 200' in a straight line to an iron pipe at the edge of the said Dearborn Road; thence turning and running southerly by said Dearborn Road a distance of 100' to point of beginning.

Together with all buildings thereon including a 1959 11' by 60' Marshfield Tenuride Mobile Home. Said mobile home is conveyed as is and with all faults.

MEANING AND INTENDING to describe and convey the same premises conveyed to Marion L. Winkler by Warranty Deed of Scott M. Tinker and Gail S. Tinker, dated September 15, 1999 and recorded at Book 1827, Page 308 in the Carroll County Registry of Deeds.

The above-described premises are not homestead property.

Executed this 17 day of July, 2007.

*Marion L. Winkler*  
Marion L. Winkler

STATE OF NEW HAMPSHIRE  
CARROLL, SS.

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 2007, by Marion L. Winkler.

*R. F. Murray, III*  
Justice of the Peace  
Name: Roger F. Murray, III  
My Commission Expires: 10/09/07

© 2004 STATE OF NEW HAMPSHIRE - Warranty Deed.doc

BK 2645 PG 0952

[Upcoming Auctions](#)[Past Auctions](#)[Auction Calendar](#)[Auction Details](#)[About](#)[Contact Us](#)

# Property 4 – Crystal Lane – TM 214-13

**1 Acre Commercial Corner Lot  
Assessed at \$79,400**

---

NEXT AUCTION: WAKEFIELD, NH

(08.05.17)

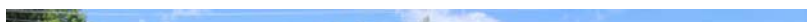
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**Tax Assessment**

**Deed to Town & Related Info**

**Prior Owner Deed**

**Location**













Map: 000214

Lot: 013000

Sub: 000000

Card: 1 of 1

CRYSTAL LANE

WAKEFIELD

Printed: 06/26/2017

OWNER INFORMATION		SALES HISTORY							PICTURE					
WAKEFIELD T A P, TOWN OF  2 HIGH STREET  SANBORNVILLE, NH 03872		Date	Book	Page	Type	Price	Grantor							
		12/17/2013	3122	404	U V 35		MICKY'S SPORT-TAX DEED							
		05/08/2000	1860	505	Q V	35,000	FROTHINGHAM, GEORGE							
LISTING HISTORY		NOTES												
07/31/14	BJLV	3/05 ADJ AC PR LLA RW(OLDPID:000028 000033 000001)												
11/02/09	BJLV													
10/12/05	BJLV													
12/15/99	AP													
04/26/96	BSP													
EXTRA FEATURES VALUATION											MUNICIPAL SOFTWARE BY AVITAR			
Feature Type		Units	Lngh x Width		Size Adj	Rate	Cond	Market Value	Notes		WAKEFIELD ASSESSING OFFICE			
PARCEL TOTAL TAXABLE VALUE														
Year	Building		Features		Land									
2015	\$ 0		\$ 0		\$ 79,400									
Parcel Total: \$ 79,400														
2016	\$ 0		\$ 0		\$ 79,400									
Parcel Total: \$ 79,400														
2017	\$ 0		\$ 0		\$ 79,400									
Parcel Total: \$ 79,400														
LAND VALUATION														
Zone: LI INLIGHT INDUST		Minimum Acreage: 1.00		Minimum Frontage: 200			Site:		Driveway:		Road:			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	1.000 ac	62,000	K	160	100	100	100		80	79,400	0	N	79,400	VAC
		1.000 ac								79,400			79,400	

Wakefield Bidder's Packet (Emailed) Page 063

*W. P. Auton*  
Register of Deeds, Carroll County

## TAX COLLECTOR'S DEED

### KNOWN ALL MEN BY THESE PRESENTS

That I, ANGIE CASPERONIS, Tax Collector for the Town of WAKEFIELD, in the County of CARROLL and the State of New Hampshire, for the year 2010 by the authority in me vested by the laws of the State, and in consideration of \$1,133.53 to me paid by the Town of WAKEFIELD, located at TAX COLLECTOR, PO BOX 623, SANBORNVILLE, NH 03872, do hereby sell and convey to the Town of WAKEFIELD, a certain tract or parcel of land situated in the Town of WAKEFIELD, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2010 to:

#### MICKY'S SPORTS PUB LLC

and described in the invoice books as:

Map	Lot	Sublot
000214	013000	000000

Located At CRYSTAL LANE

Consisting of 1.000 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 2952, Page 047.

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated Town, in the State of New Hampshire on 09/28/2011, to have and to hold said Premises, with the appurtenances, to said Town's successors/heirs and assigns forever. And I hereby covenant with said Town, 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 13<sup>th</sup> day of December in the year of our Lord 2013.

*Angie Casperonis*  
\_\_\_\_\_  
ANGIE CASPERONIS  
WAKEFIELD  
Tax Collector

State of New Hampshire, County of CARROLL, On December 13, 2013  
ANGIE CASPERONIS, the above named, personally appearing and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me

*Charanotte A. Breda*  
\_\_\_\_\_  
Notary / J.P.  
My Commission expires: 9-23-2014



BK 3122 PG 404

Please detach and return with your payment.  
**Town of Wakefield Real Estate Tax Bill**

201308-00000

First Bill  
 Tax Collector's Office  
 PO BOX 623, Sanbornville, NH 03872

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P01050406	5/29/2013	12.00%	7/1/2013
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000214-013000-000000		CRYSTAL LANE		1.000
OWNER OF RECORD		CURRENT AMOUNT DUE		
MICKY'S SPORTS PUB LLC 117 PIER I NAPLES, FL 34112		<b>\$502.00</b>		
		AMOUNT ENCLOSURE		

1231007201300021401300000000005040600000502000

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**Town of Wakefield Real Estate Tax Bill**

201308-00000

First Bill  
 Tax Collector's Office  
 PO BOX 623, Sanbornville, NH 03872

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MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000214-013000-000000		CRYSTAL LANE		1.000
OWNER OF RECORD		CURRENT AMOUNT DUE		
MICKY'S SPORTS PUB LLC 117 PIER I NAPLES, FL 34112		<b>\$502.00</b>		
		AMOUNT ENCLOSURE		

1231007201300021401300000000005040600000502000

**Town of Wakefield Real Estate Tax Bill**  
 PO BOX 623, Sanbornville, NH 03872

First Bill  
 12.00% APR Interest Charged After 07/01/13

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P01050406	5/29/2013	12.00%	7/1/2013
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000214-013000-000000		CRYSTAL LANE		1.000
OWNER OF RECORD		1/2 TAX AT 2012 RATE		
MICKY'S SPORTS PUB LLC 117 PIER I NAPLES, FL 34112		Estimated Tax 1st Issue \$502.00		

**AMOUNT DUE 7/1/2013 \$502.00**

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal: \$1.33	Municipal: \$111.72	Buildings: 0
Local School: \$2.97	Local School: \$249.48	Land Value: 84,000
Education Tax: \$1.16	Education Tax: \$97.44	C Use Credi: 0
County: \$0.52	County: \$43.36	
<b>TOTAL \$5.98</b>	<b>TOTAL \$502.00</b>	<b>NET VALUE 84,000</b>

\*\*\*AMOUNT PAST DUE\*\*\*  
 \$3,920.30

INFORMATION TO TAXPAYERS	PAYMENT POLICIES
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**TOWN OF WAKEFIELD**

TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 9AM - 2PM

(603)522-6205

MICKY'S SPORTS PUB LLC  
117 PIER I  
NAPLES, FL 34112

**OFFICE OF THE TAX COLLECTOR  
NOTICE OF DELINQUENT TAXES**  
Wednesday, March 7, 2012

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2010L01	CRYSTAL LANE	000214 013000 000000	\$ 1,133.53	\$ 147.06	\$ 1,280.59
2011P01	CRYSTAL LANE	000214 013000 000000	\$ 491.00	\$ 54.88	\$ 545.88
2011P02	CRYSTAL LANE	000214 013000 000000	\$ 514.00	\$ 29.23	\$ 543.23
			<b>\$ 4,112.35</b>	<b>\$ 1,043.03</b>	<b>\$ 5,155.38</b>

**LEVY YEAR TAX TYPE INFORMATION**

B - Betterment      P - Property      T - Timber Yield  
G - Gravel Yield    R - Residence    U - Use Change  
L - Lien              S - Sewer        W - Water

Please note that any 2009L taxes or prior, if left unpaid, will be subject to the Tax Deeding process as of 09/20/2012.

(\*Total Due Amounts as of 06/05/2012)

Total Per Diem: \$ 1.8628

*Cathy Kinville*

Collector of Taxes  
CATHY KINVILLE

**TOWN OF WAKEFIELD**

TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
Office Hours  
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(603)522-6205

MICKY'S SPORTS PUB LLC  
117 PIER I  
NAPLES, FL 34112

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NOTICE OF DELINQUENT TAXES**  
Monday, March 11, 2013

All past due taxes and liens are listed below. For each, the tax and interest as of 06/11/2013 are listed. To avoid the initiation of the Tax Lien Process and associated additional expenses, you should pay the total amount due (tax and interest) on or before 06/11/2013 by 10:00 AM for all levies listed not already liened. Levies with "L" after the year were previously liened.

Please contact us for the revised amount due if payment is made before or after 06/11/2013. Payments made after 05/28/2013 should be by certified check, money order, or cash to ensure the avoidance of additional charges. The interest rate is 12% APR on property tax and 18% APR on yield tax, use change tax, gravel tax, and tax liens.

This notice is based on Town records as of 03/11/2013. Please notify us as soon as possible if you believe the information is not correct. Your cooperation is appreciated.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	*Total Due
2010L01	CRYSTAL LANE	000214 013000 000000	\$ 1,133.53	\$ 350.83	\$ 1,484.36
2011L01	CRYSTAL LANE	000214 013000 000000	\$ 1,163.29	\$ 154.19	\$ 1,317.48
2012P01	CRYSTAL LANE	000214 013000 000000	\$ 503.00	\$ 56.89	\$ 559.89
2012P02	CRYSTAL LANE	000214 013000 000000	\$ 501.00	\$ 28.33	\$ 529.33
			<b>\$ 3,300.82</b>	<b>\$ 590.24</b>	<b>\$ 3,891.06</b>

**LEVY YEAR TAX TYPE INFORMATION**

B - Betterment      P - Property      T - Timber Yield  
G - Gravel Yield    R - Residence    U - Use Change  
L - Lien              S - Sewer        W - Water

Please note that any 2010L taxes or prior, if left unpaid, will be subject to the Tax Deeding process as of 09/25/2013.

(\*Total Due Amounts as of 06/11/2013)

Total Per Diem: \$ 1.4628

*Angie Casperonis*

Collector of Taxes  
ANGIE CASPERONIS



Please detach and return with your payment.  
**Town of Wakefield Real Estate Tax Bill**

Second Bill Tax Collector's Office  
 PO BOX 623, Sanbornville, NH 03872.

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2012	2012P02050301	11/9/2012	12.00%	12/21/2012
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000214-013000-000000		CRYSTAL LAKE		1.000
OWNER OF RECORD			CURRENT AMOUNT DUE	
MICKY'S SPORTS PUB LLC 117 PIER 1 NAPLES, FL 34112			\$501.00	
AMOUNT ENCLOSED				

1231001201200021401300000000005030100000501000

**Town of Wakefield Real Estate Tax Bill**

PO BOX 623, Sanbornville, NH 03872.

Second Bill		12.00% APR Interest Charged After 12/21/12		
TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2012	2012P02050301	11/9/2012	12.00%	12/21/2012
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000214-013000-000000		CRYSTAL LAKE		1.000
OWNER OF RECORD			2/2 TAX AT 2011 RATE	
MICKY'S SPORTS PUB LLC 117 PIER 1 NAPLES, FL 34112			Gross Annual Tax \$1,004.00	

**AMOUNT DUE \$501.00**

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal: \$2.85	Municipal: \$222.60	Buildings: 0
Local School: \$5.94	Local School: \$488.96	Land Value: 84,000
Education Tax: \$3.32	Education Tax: \$194.85	C Use Credit: 0
County: \$1.04	County: \$87.56	
<b>TOTAL: \$11.95</b>	<b>TOTAL: \$1,004.00</b>	<b>NET VALUE: 84,000</b>

\*\*\*AMOUNT PAST DUE\*\*\*  
 \$3,138.45

INFORMATION TO TAXPAYERS	PAYMENT POLICIES
IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE ASSESSOR'S OFFICE. YOU MUST BE A WAKEFIELD RESIDENT TO QUALIFY FOR EXEMPTIONS.	Make check or money order payable to Town of Wakefield.  Post-dated checks cannot be accepted, and shall be returned to tax payer. When payment is made by mail and a receipt is desired, please send entire bill and a self addressed stamped envelope with your payment. When paying in person, bring entire bill.  If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason. Your cancelled check is a valid receipt for federal income tax purposes. Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.  If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill. If your mortgage company is to pay any portion of the entire bill, then it is your responsibility to send this bill to that company to insure proper and timely payment.

OFFICE HOURS: Monday - Friday 8:30 AM - 4 PM  
 PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

Please detach and return with your payment.  
**Town of Wakefield Real Estate Tax Bill**

First Bill Tax Collector's Office  
 PO BOX 623, Sanbornville, NH 03872.

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2012	2012P01050203	5/29/2012	12.00%	7/2/2012
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000214-013000-000000		CRYSTAL LAKE		1.000
OWNER OF RECORD			CURRENT AMOUNT DUE	
MICKY'S SPORTS PUB LLC 117 PIER 1 NAPLES, FL 34112			\$503.00	
			AMOUNT ENCLOSED	

123100720120002140130000000005020300000503001

**Town of Wakefield Real Estate Tax Bill**

PO BOX 623, Sanbornville, NH 03872.

First Bill		12.00% APR Interest Charged After 07/02/12		
TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2012	2012P01050203	5/29/2012	12.00%	7/2/2012
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000214-013000-000000		CRYSTAL LAKE		1.000
OWNER OF RECORD			1/2 TAX AT 2011 RATE	
MICKY'S SPORTS PUB LLC 117 PIER 1 NAPLES, FL 34112			Estimated Tax 1st Issue \$503.00	

**AMOUNT DUE 7/2/2012 \$503.00**

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal: \$1.48	Municipal: \$124.32	Buildings: 0
Local School: \$2.78	Local School: \$233.52	Land Value: 84,000
Education Tax: \$1.24	Education Tax: \$104.16	C Use Credit: 0
County: \$0.49	County: \$41.00	
<b>TOTAL: \$5.99</b>	<b>TOTAL: \$503.00</b>	<b>NET VALUE: 84,000</b>

\*\*\*AMOUNT PAST DUE\*\*\*  
 \$5,205.68

INFORMATION TO TAXPAYERS	PAYMENT POLICIES
IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE ASSESSOR'S OFFICE. YOU MUST BE A WAKEFIELD RESIDENT TO QUALIFY FOR EXEMPTIONS.	Make check or money order payable to Town of Wakefield.  Post-dated checks cannot be accepted, and shall be returned to tax payer. When payment is made by mail and a receipt is desired, please send entire bill and a self addressed stamped envelope with your payment. When paying in person, bring entire bill.  If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason. Your cancelled check is a valid receipt for federal income tax purposes. Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.  If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill. If your mortgage company is to pay any portion of the entire bill, then it is your responsibility to send this bill to that company to insure proper and timely payment.

OFFICE HOURS: Monday - Friday 8:30 AM - 4 PM  
 PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

# Town of Wakefield Real Estate Tax Bill

## SECOND BILL

Tax Collectors's Office  
PO Box 623, Sanbornville NH 03872

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P02050501	11/14/2013	12%	12/23/2013
MAP/PARCEL	LOCATION OF PROPERTY		ACRES	
000214-013000-000000	CRYSTAL LANE		1.000	
OWNER OF RECORD			CURRENT AMOUNT DUE	

\$ 5,275.26



MICKY'S SPORTS PUB LLC  
117 PIER 1  
NAPLES, FL 34112-8131

AMOUNT ENCLOSED

1231012201300021401300000000005050100005275261

Please detach and return above stub with your payment

# Town of Wakefield Real Estate Tax Bill

## SECOND BILL

Tax Collectors's Office  
PO Box 623, Sanbornville NH 03872

OFFICE HOURS  
Monday - Friday  
8:30 AM - 4 PM

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P02050501	11/14/2013	12%	12/23/2013
MAP/PARCEL	LOCATION OF PROPERTY			ACRES
000214-013000-000000	CRYSTAL LANE			1.000
OWNER OF RECORD				GROSS ANNUAL TAX

MICKY'S SPORTS PUB LLC  
117 PIER 1  
NAPLES, FL 34112-8131

975.00

CREDITS

0.00

ABATED / PAID

0.00

PAST DUE

4,802.26

AMOUNT DUE

\$ 5,275.26

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION	
Municipal 2.91	Municipal 331.05	LAND 79,400	
Local School 5.81	Local School 461.30	BUILDINGS 0	
State Edu. 2.49	State Edu. 197.70	CURR USE 0	
County 1.07	County 84.95		
<b>TOTAL 12.28</b>	<b>TOTAL 975.00</b>	<b>NET VALUE 79,400</b>	

### INFORMATION TO TAXPAYERS

IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE ASSESSOR'S OFFICE. YOU MUST BE A WAKEFIELD RESIDENT TO QUALIFY FOR EXEMPTIONS.

THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF THE NOTICE OF TAX AND NOT AFTERWARD, APPLY IN WRITING TO THE SELECTMEN/ASSESSORS FOR A TAX ABATEMENT OR DEFERRAL.

### PAYMENT POLICIES

Make check or money order payable to Town of Wakefield.

Post-dated checks cannot be accepted, and shall be returned to tax payer. When payment is made by mail and a receipt is desired, please send entire bill and a self addressed stamped envelope with your payment. When paying in person, bring entire bill.

If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason. Your cancelled check is a valid receipt for federal income tax purposes. Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.

If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill. If your mortgage company is to pay any portion or the entire bill, then it is your responsibility to send this bill to that company to insure proper and timely payment.

## TOWN OF WAKEFIELD

TAX COLLECTOR

PO BOX 623

SANBORNVILLE NH 03872

Office Hours

MON TUES THURS FRI 9-2, WED 9-12NOON

(603)522-6205

MICKY'S SPORTS PUB LLC  
117 PIER 1  
NAPLES, FL 34112

OFFICE OF THE TAX COLLECTOR  
NOTICE OF IMPENDING LIEN

Thursday, August 12, 2010

In accordance with RSA (80:60, 80:77, 80:77a), you are hereby notified of IMPENDING TAX LIEN(s) against the real estate taxed to you as listed below. If payment in full is not received on or before **Monday, September 13, 2010 by 10:00AM**, I shall EXECUTE A TAX LIEN(s) on the real estate listed. Payments received after **Monday, August 30, 2010** must be cash, certified check or money order to prevent execution of the lien as well as any additional costs.

If the total amounts are not paid before the date stated above, a "REAL ESTATE TAX LIEN" will be executed to the Municipality and recorded in the County Registry of Deeds. This tax lien will entitle the Municipality to legal interest in the property described below unless, within two (2) years of the execution of the tax lien, the property is redeemed by payment of the amount(s) listed below plus all accrued interest and costs. If you have any questions, please call for assistance. If the payment is made before the date and time listed above, call our office for the correct interest amount.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2009P01	CRYSTAL LANE	000214 013000 000000	\$ 412.00	\$ 59.33	\$ 18.00	\$ 489.33
2009P02	CRYSTAL LANE	000214 013000 000000	\$ 483.00	\$ 34.46	\$ 0.00	\$ 517.46
			\$ 895.00	\$ 93.79	\$ 18.00	\$ 1,006.79

(\* Total Due Amounts as of 09/13/2010)

Collector of Taxes  
CATHY KINVILLE

12% APR Interest Charged After 12/23/2013 | PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

**TOWN OF WAKEFIELD**  
TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 9AM - 2PM  
(603)522-6205

**MICKY'S SPORTS PUB LLC**  
117 PIER 1  
NAPLES, FL 34112

**OFFICE OF THE TAX COLLECTOR**  
**NOTICE OF IMPENDING LIEN**  
Monday, July 25, 2011

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Addressee to:</p> <p>MICKY'S SPORTS PUB LLC  117 PIER 1  NAPLES, FL 34112</p>	<p>A. Signature <i>[Signature]</i> Agent <input type="checkbox"/> Addressee <input type="checkbox"/></p> <p>B. Restricted Delivery? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If YES, enter delivery address below:</p> <p>E. Service Type  <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.  <input type="checkbox"/> Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. 7009 0080 0001 3192 9610 AUG 17 2011</p> <p>PS Form 3811, February 2004 Domestic Return Receipt (2559-02-00-1040)</p>	



In accordance with RSA (80:60, 80:77, 80:77a), you are hereby notified of IMPENDING TAX LIEN(s) against the real estate taxed to you as listed below. If payment in full is not received on or before **Tuesday, September 27, 2011 by 10:00AM**, I shall EXECUTE A TAX LIEN(s) on the real estate listed. Payments received after **Tuesday, September 13, 2011** must be cash, certified check or money order to prevent execution of the lien as well as any additional costs.

If the total amounts are not paid before the date stated above, a "REAL ESTATE TAX LIEN" will be executed to the Municipality and recorded in the County Registry of Deeds. This tax lien will entitle the Municipality to legal interest in the property described below unless, within two (2) years of the execution of the tax lien, the property is redeemed by payment of the amount(s) listed below plus all accrued interest and costs. If you have any questions, please call for assistance. If the payment is made before the date and time listed above, call our office for the correct interest amount.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2010P01	CRYSTAL LANE	000214 013000 000000	\$ 449.00	\$ 66.87	\$ 18.00	\$ 533.87
2010P02	CRYSTAL LANE	000214 013000 000000	\$ 533.00	\$ 47.84	\$ 0.00	\$ 580.84
			<b>\$ 982.00</b>	<b>\$ 114.71</b>	<b>\$ 18.00</b>	<b>\$ 1,114.71</b>

(\*Total Due Amounts as of 09/27/2011)

*Cathy Kinville*  
Collector of Taxes  
CATHY KINVILLE



**TOWN OF WAKEFIELD**  
TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
**Office Hours**  
MONDAY-FRIDAY 9:30AM - 4:00PM

(603)522-6205

**MICKY'S SPORTS PUB LLC**  
117 PIER 1  
NAPLES, FL 34112

**OFFICE OF THE TAX COLLECTOR**  
**NOTICE OF IMPENDING TAX DEED**

Tuesday, October 1, 2013  
Levy Year: 2010

Pursuant to RSA 80:76, 80:77-a, you are hereby notified of the impending deed on the following property which you own or hold mortgage interest in:

**PROPERTY INFORMATION**

**OWNER(S) OF RECORD:** MICKY'S SPORTS PUB LLC

**TAX MAP/LOT/SUB LOT:** 000214 013000 000000

**LOCATION:** CRYSTAL LANE

**DESCRIPTION:** 1.000 ACRES OF LAND

**AMOUNT DUE:** \$ 1,598.62

**DEED EXECUTION DATE:** FRIDAY, NOVEMBER 15, 2013

The impending deed is due to unpaid taxes, interest and penalties that were sold to lien on 09/28/2011. To prevent the execution of the Tax Deed for the Real Estate specified above, the total now due of \$ 1,598.62, including all interest and costs, must be paid in full on or before:

**Friday, November 15, 2013**

**By 2:00 PM**

Contact the Office of the Tax Collector as noted above for the revised interest calculation if making payment prior to Friday, November 15, 2013. If paid after Friday, November 1, 2013, payment must be in the form of a bank check, certified check, or cash.

**Your right of redemption will expire on Friday, November 15, 2013.**

A Tax Deed will be issued the next business day for the above described Real Estate to the Municipality. If the Tax Deed is issued the legal interest of the owner, as well as the legal interests of mortgagees, will be extinguished subject to any rights available in RSA 80:88,89,90,91.

*Angie Casperonis*

Collector of Taxes  
ANGIE CASPERONIS



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>Article Addressed to:</p> <p>MICKY'S SPORTS PUB LLC 117 PIER 1 NAPLES, FL 34112</p>	<p>A. Signature <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type  <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

7009 0080 0001 3193 1026

Form 3811, February 2004 Domestic Return Receipt 102995-02-46-1540

**TOWN OF WAKEFIELD**

TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
**Office Hours**  
MONDAY-FRIDAY 8:30AM - 4:00PM

(603)522-6205

MICKY'S SPORTS PUB LLC  
117 PIER I  
NAPLES, FL 34112

OFFICE OF THE TAX COLLECTOR  
**NOTICE OF IMPENDING LIEN**  
Friday, July 26, 2013

In accordance with RSA (80:60, 80:77, 80:77a), you are hereby notified of IMPENDING TAX LIEN(s) against the real estate taxed to you as listed below. If payment in full is not received on or before **Wednesday, September 18, 2013 by 1:00 PM**, I shall EXECUTE A TAX LIEN(s) on the real estate listed. Payments received after **Wednesday, September 4, 2013** must be cash, certified check or money order to prevent execution of the lien as well as any additional costs.

If the total amounts are not paid before the date stated above, a "REAL ESTATE TAX LIEN" will be executed to the Municipality and recorded in the County Registry of Deeds. This tax lien will entitle the Municipality to legal interest in the property described below unless, within two (2) years of the execution of the tax lien, the property is redeemed by payment of the amount(s) listed below plus all accrued interest and costs. If you have any questions, please call for assistance. **If the payment is made before the date and time listed above, call our office for the correct interest amount.**

Please Note: If you have filed for bankruptcy please see back of notice for important information.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2012P01	CRYSTAL LANE	000214 013000 000000	\$ 503.00	\$ 73.26	\$ 18.50	\$ 594.76
2012P02	CRYSTAL LANE	000214 013000 000000	\$ 501.00	\$ 44.64	\$ 0.00	\$ 545.64
			<b>\$ 1,004.00</b>	<b>\$ 117.90</b>	<b>\$ 18.50</b>	<b>\$ 1,140.40</b>

(\* Total Due Amounts as of 09/18/2013)

*Angie Casperonis*

Collector of Taxes  
ANGIE CASPERONIS

7012 1010 0001 3904 6847

**U.S. Postal Service®**  
**CERTIFIED MAIL® RECEIPT**  
(Domestic Mail Only) No International Registered Mail Permitted  
For delivery information visit our website at www.usps.com

**OFFICIAL USE**

Postage & Fees  
\$ 0.00  
Certified Mail  
\$ 3.00  
Return Receipt  
\$ 2.80  
Total Postage & Fees  
\$ 5.80

Address  
MICKY'S SPORTS PUB LLC  
117 PIER I  
NAPLES, FL 34112

**SENDER: COMPLETE THIS SECTION**

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  
■ Print your name and address on the reverse so that we can return the card to you.  
■ Attach this card to the back of the mailpiece, or on this front if space permits.

1. Article Addressed to:  
MICKY'S SPORTS PUB LLC  
117 PIER I  
NAPLES, FL 34112

**COMPLETE THIS SECTION ON DELIVERY**

2. Signature of Addressee or Agent  
3. Date of Delivery  
4. Received by (Printed Name)  
5. Date of Delivery

6. To delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

7. Service Type  
☐ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

8. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number  
(Transfer from service label) 7012 1010 0001 3904 6847

PS Form 3811, February 2004 Domestic Return Receipt 102099-02-01-150



## (603)522-6205

OFFICE OF THE TAX COLLECTOR  
NOTICE OF IMPENDING LIEN  
Tuesday, August 21, 2012

SENDER: COMPLETE THIS SECTION		CARRIER: COMPLETE THIS SECTION ON DELIVERY	
<p>1. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>2. Print your name and address on the reverse so that we can return the card to you.</p> <p>3. Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>4. Signature (Required)</p> <p>5. Received by (Printed Name)</p> <p>6. Date of Delivery</p>	
<p>7. Article Description (If):</p> <p>MICHAEL'S SPORTS PUB LLC 117 W. 1ST ST NAPOLES, FL 34102</p>		<p>8. Is delivery address different from item 11? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>9. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Delivery address below</p>	
<p>10. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>		<p>11. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>12. Article Number</p> <p>7012 1010 0001 3904 8483</p> <p>(Transfer from service)</p>			

U.S. Postal Service<sup>SM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
 (Domestic Mail Only) See Instructions (Outside Country Properties)  
 For delivery information visit our website at [www.usps.com](http://www.usps.com)

04/11/2004  
 9505 1000 1000 1000

TO: MICKY'S SPORTS & BUILT  
 TYLER, TX 75402

FROM: MICKY'S SPORTS & BUILT  
 TYLER, TX 75402

RECEIVED  
 U.S. POSTAL SERVICE  
 APR 11 2004  
 TYLER, TX

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

If the total amounts are not paid before the date stated above, a "REAL ESTATE TAX LIEN" will be executed to the Municipality and recorded in the County Registry of Deeds. This tax lien will entitle the Municipality to legal interest in the property described below unless, within two (2) years of the execution of the tax lien, the property is redeemed by payment of the amount(s) listed below plus all accrued interest and costs. If you have any questions, please call for assistance. **If the payment is made before the date and time listed above, call our office for the correct interest amount.**

Please Note: If you have filed for bankruptcy please see back of notice for important information.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2011P01	CRYSTAL LANE	000214 013000 000000	\$ 491.00	\$ 73.13	\$ 18.00	\$ 582.13
2011P02	CRYSTAL LANE	000214 013000 000000	\$ 514.00	\$ 48.33	\$ 0.00	\$ 562.33
			<b>\$ 1,005.00</b>	<b>\$ 121.46</b>	<b>\$ 18.00</b>	<b>\$ 1,144.46</b>

(\*Total Due Amounts as of 09/26/2012)

Angie Casperones

Collector of Taxes  
ANGIE CASPERONIS

7010 1870 0001 7549 5238

**U.S. Postal Service**  
**CERTIFIED MAIL - RECEIPT**  
(Domestic Mail Only, No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

Postage \$  
 Certified Fee  
 Return Receipt Fee (if requested) \$  
 Restricted Delivery Fee (if requested) \$  
 Total Postage & Fees

DATE Recd: MICKY'S SPORTS PUB, LLC  
 117 PIER 1  
 NAPLES, FL 34112

PS Form 3811, February 2004

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p>1. Article Addressed to:  MICKY'S SPORTS PUB, LLC 117 PIER 1 NAPLES, FL 34112</p>	
<p>2. Article Number (Transfer from sample label) 7010 1870 0001 7549 5238</p>		<p>3. Signature <i>[Signature]</i></p> <p>4. Date of Delivery 2-2-04</p> <p>5. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>6. Service Type  <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.  <input type="checkbox"/> Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	

PS Form 3811, February 2004 Domestic Return Receipt (other-use-104)

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
THOUSAND 5 HUNDRED AND 21 DOLLARS	
MO. DAY YR. 05/08/2000	AMOUNT 425904 \$ *****524.00
VOID IF ALTERED	

## WARRANTY DEED

We, **GEORGE FROTHINGHAM** and **PRISCILLA FROTHINGHAM**, husband and wife, of 60 North Wakefield Road, Town of Wakefield, County of Carroll, State of New Hampshire, for consideration paid, grant to **MICKY'S SPORTS PUB, LLC**, a New Hampshire Limited Liability Company, of PO Box 829, Town of Wakefield, County of Carroll, State of New Hampshire, with **WARRANTY** covenants, the following:

A certain tract or parcel of land situate on the northerly sideline of Governor's Road in the Town of Wakefield, County of Carroll, and State of New Hampshire and being designated as Lot #6 on a Plan entitled "Phase I Neuquest Industrial Park" for commercial and light industry Lots 3, 4 & 6 thru 9, Lot 1 for residential use only, Wakefield, NH, dated April 1989 by Great East Land Survey Co., said Plan recorded on January 7, 1994 at Book 149, Page 43 of the Carroll County Registry of Deeds, bounded and described as follows:

Beginning at a monument found on the northerly sideline of said Governor's Road; thence running by and along said Governor's Road on a curve to the right with a radius of 879.93 feet for a distance of 49.85 feet to a rebar at the intersection of said Governor's Road and Crystal Lane; thence turning and running by and along said Crystal Lane on a curve to the right with a radius of 25.00 feet a distance of 31.98 feet to a rebar; thence turning and running N 13° 56' 19" W by and along said Crystal Lane a distance of 102.26 feet to a rebar; thence turning and running by and along said Crystal Lane on a curve to the right with a radius of 711.54 feet for a distance of 70.00 feet to a rebar w/caps set at Lot 7 as shown on said Plan; thence running N 85° 59' 04" E by and along said Lot 7 a distance of 296.07 feet to a rebar w/cap set at land now or formerly of Allegra; thence turning and running S 00° 44' 42" E by and along said Allegra land a distance of 20.79 feet to an iron pin; thence turning and running N 89° 48' 43" E by and along said Allegra land a distance of 397.51 feet to an iron pin at land now or formerly of Wiggin; thence turning and running S 47° 54' 21" W by and along said Wiggin land a distance of 49.56 feet to a point at the end of a stone wall; thence turning and running S 53° 47' 43" W by and along said Wiggin land and said stone wall a distance of 183.30 feet to a point; thence turning and running S 66° 03' 04" W by and along said Wiggin land and partially bounded by a stone wall a distance of 111.07 feet to a point on the northerly sideline of said Governor's Road; thence turning and running S 89° 30' 49" W by and along said Governor's Road a distance of 295.91 feet to a monument found and the point of beginning. Containing 2.41 acres.

Together with an easement for vehicular and pedestrian ingress and egress over Crystal Lane as shown on said Plan. Said Crystal Lane may be conveyed in the future to a New Hampshire voluntary corporation, and owners of other lots within the subdivision may be required to be members. The above-described lot #6 shall have an easement of said Crystal Lane but shall not be required to be a member of said association and shall not be required to pay the cost of any maintenance or other fees associated with the use of said road.

Subject, however, to "Protective Covenants, Phase I, Wakefield Business Park f/k/a Neuquest Industrial Park, Wakefield, NH" of record in the Carroll County Registry of Deeds.

Subject also, however, to the provision that access to the above-described premises shall be from Crystal Lane only. Any driveway to said premises shall be constructed from said Crystal Lane. Access to said premises from Governor's Road is hereby prohibited.

Only one (1) driveway access from Crystal Lane shall be permitted, which access shall be a maximum of fifty (50) feet in width.

Meaning and intending to convey a portion of the same premises conveyed to George Frothingham and Priscilla Frothingham, by deed of Community Bank & Trust Company, dated April 7, 1997, recorded April 18, 1997 at Book 1695, Page 860 of the Carroll County Registry of Deeds.

RECEIVED  
CARROLL COUNTY REGISTRY

005546

2000 MAY 08 PM 1:14  
*Lillian C. Brooks*  
REGISTER OF DEEDS

BK 1860 PG. 505

WITNESS our hands this 5th day of May, 2000.

Richard Marsh  
Witness

George Frothingham  
George Frothingham

to both  
Witness

Priscilla Frothingham  
Priscilla Frothingham

STATE OF NEW HAMPSHIRE  
COUNTY OF CARROLL

On this 5th day of May, 2000, before me, the undersigned officer, personally appeared **GEORGE FROTHINGHAM** and **PRISCILLA FROTHINGHAM**, known to be (or satisfactorily proven to be) the persons, whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Richard Marsh  
Richard Marsh  
~~Notary Public~~ Justice of the Peace  
My Commission expires: 8/14/01

BK 1860 Pg. 506

[Upcoming Auctions](#)[Past Auctions](#)[Auction Calendar](#)[Auction Details](#)[About](#)[Contact Us](#)

# Property 5 – Province Lake Island – TM 5-33

**Your Own Province Lake  
Island! How Cool is That!**

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**NEXT AUCTION: WAKEFIELD, NH**

**(08.05.17)**

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**Tax Assessment**

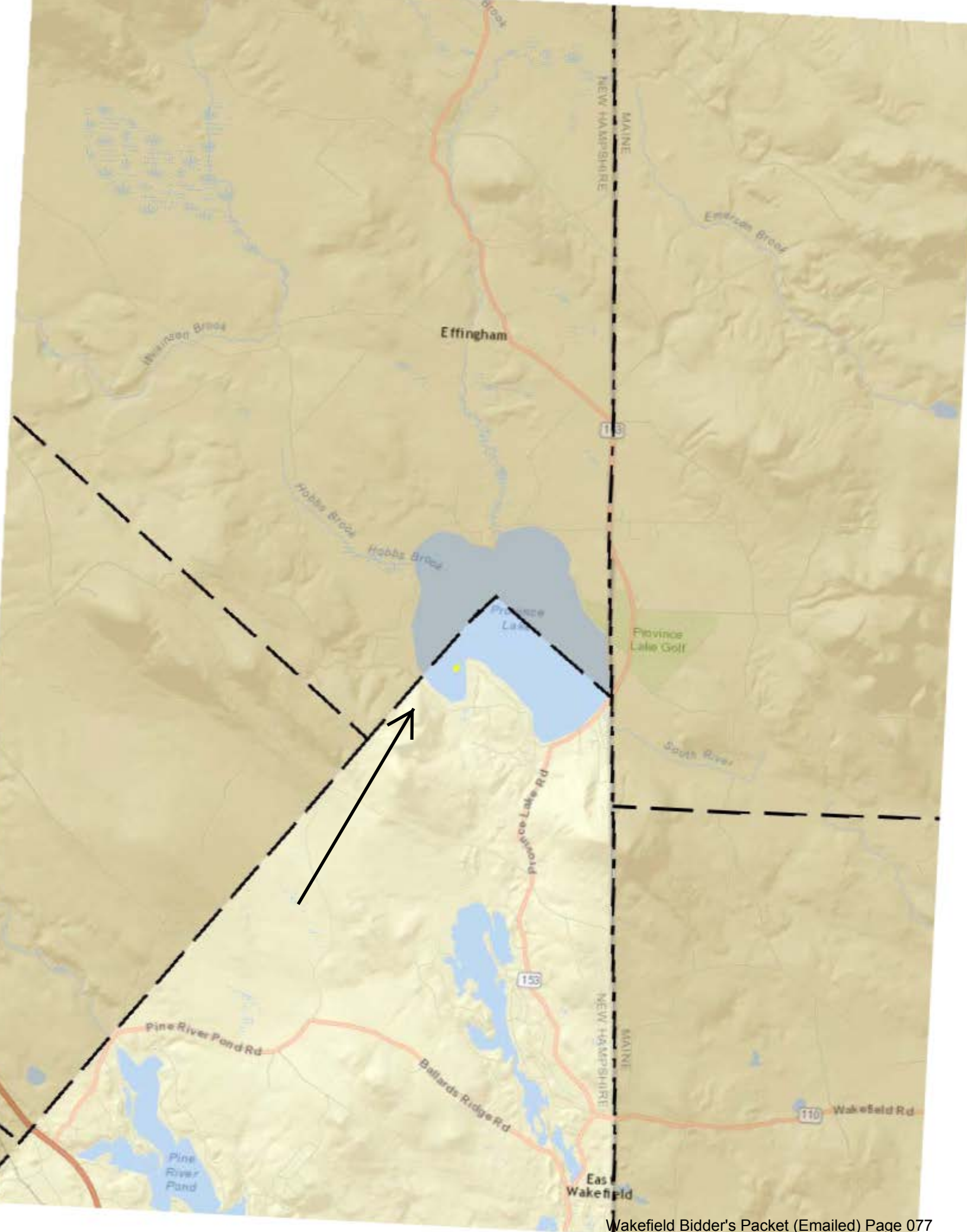
**Deed to Town & Related Info**

**Prior Owner Deeds**

**Location**

---







Map: 000005

Lot: 033000

Sub: 000000

Card: 1 of 1

PROVINCE LAKE ISLAND

WAKEFIELD

Printed: 06/26/2017

OWNER INFORMATION		SALES HISTORY							PICTURE					
WAKEFIELD T A P, TOWN OF  2 HIGH STREET  SANBORNVILLE, NH 03872		Date	Book	Page	Type	Price	Grantor							
		12/17/2013	3122	401	U V 35		LEWIS - TAX DEED							
		11/01/1991	1465	202	U V 38		BANKEAST TRUST CO							
LISTING HISTORY		NOTES												
11/16/13	BJLV	NON BUILDABLEPL= 1.0 X 75 NON BUILD X 75 TOPO X 50ACC = 28 NO BLDGS VISIBLE FROM SHORE(OLDPID:000084 000038 000000) 8/06 CHGD ACREAGE PER MAPS CLB												
08/29/02	KM V													
10/31/88	DO													
EXTRA FEATURES VALUATION									MUNICIPAL SOFTWARE BY AVITAR					
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	WAKEFIELD ASSESSING OFFICE						
PARCEL TOTAL TAXABLE VALUE														
Year	Building	Features	Land											
2015	\$ 0	\$ 0	\$ 13,400											
				Parcel Total: \$ 13,400										
2016	\$ 0	\$ 0	\$ 13,400											
				Parcel Total: \$ 13,400										
2017	\$ 0	\$ 0	\$ 13,400											
				Parcel Total: \$ 13,400										
LAND VALUATION														
Zone: R2PL PROVINCE LAKE	Minimum Acreage: 1.00	Minimum Frontage: 150							Site:		Driveway:		Road:	
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	0.070 ac	28,333	E	100	100	100	100	70 -- 3 WF VERY P	28	5,600	0	N	5,600	
EXEMPT-MUNIC	100.000 wf	x 1,700	X	100				70 -- 3 WF VERY P	5	6,000	0	N	6,000	WF
EXEMPT-MUNIC	155.000 wf	x 1,700	X	100				70 -- 3 WF VERY P	1	1,800	0	N	1,800	WF
0.070 ac										13,400		13,400		

Wakefield Bidder's Packet (Emailed) Page 080



*John P. Anton*  
Register of Deeds, Carroll County

## TAX COLLECTOR'S DEED

### KNOWN ALL MEN BY THESE PRESENTS

That I, ANGIE CASPERONIS, Tax Collector for the Town of WAKEFIELD, in the County of CARROLL and the State of New Hampshire, for the year 2010 by the authority in me vested by the laws of the State, and in consideration of \$107.36 to me paid by the Town of WAKEFIELD, located at TAX COLLECTOR, PO BOX 623, SANBORNVILLE, NH 03872, do hereby sell and convey to the Town of WAKEFIELD, a certain tract or parcel of land situated in the Town of WAKEFIELD, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2010 to:

**LEWIS, PETER S & LESLIE E**

**CAMPBELL, KRISTIN J**

and described in the invoice books as:

Map	Lot	Sublot
000005	033000	000000

**Located At PROVINCE LAKE ISLAND**

**Consisting of 0.070 Acres of Land, Including Any Buildings Thereon, as Recorded at the Registry of Deeds in Book 2952, Page 039.**

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated Town, in the State of New Hampshire on 09/28/2011, to have and to hold said Premises, with the appurtenances, to said Town's successors/heirs and assigns forever. And I hereby covenant with said Town, 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 13<sup>th</sup> day of December in the year of our Lord 2013.

*Angie Casperonis*  
ANGIE CASPERONIS  
WAKEFIELD  
Tax Collector

State of New Hampshire, County of CARROLL, On December 13, 2013  
ANGIE CASPERONIS, the above named, personally appearing and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me

*Antoinette Q. Badah*

Notary / *AB*

My Commission expires: 9-23-2014



BK 3122 PG 401



Please detach and return with your payment.  
**Town of Wakefield Real Estate Tax Bill**

2209664/0001

First Bill				
TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P01043404	5/29/2013	12.00%	7/1/2013
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000005-033000-000000		PROVINCE LAKE ISLAND		0.070
OWNER OF RECORD			CURRENT AMOUNT DUE	
LEWIS, PETER S & LESLIE E CAMPBELL, KRISTIN J ROBERT C LEWIS PO BOX 145 PLYMOUTH, NH 03264-0145			\$80.00	
			AMOUNT ENCLOSED	

1231007201300000503300000000004340400000080000

**Town of Wakefield Real Estate Tax Bill**  
 PO Box 623, Sanbornville, NH 03872

First Bill				
TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P01043404	5/29/2013	12.00%	7/1/2013
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000005-033000-000000		PROVINCE LAKE ISLAND		0.070
OWNER OF RECORD			1/2 TAX AT 2012 RATE	
LEWIS, PETER S & LESLIE E CAMPBELL, KRISTIN J ROBERT C LEWIS PO BOX 145 PLYMOUTH, NH 03264-0145			Estimated Tax 1st Issue \$80.00	
			AMOUNT DUE 7/1/2013	
			\$80.00	

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION	
Municipal \$1.33	Municipal \$17.62	Buildings	0
Local School \$2.97	Local School \$39.90	Land Value	13,400
Education Tax \$1.16	Education Tax \$15.54	C Use Credit	0
County \$0.52	County \$6.84		
<b>TOTAL \$5.98</b>	<b>TOTAL \$80.00</b>	<b>NET VALUE</b>	<b>13,400</b>

\*\*\*AMOUNT PAST DUE\*\*\*  
 \$574.84

INFORMATION TO TAXPAYERS	PAYMENT POLICIES
<p>IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE ASSESSOR'S OFFICE. YOU MUST BE A WAKEFIELD RESIDENT TO QUALIFY FOR EXEMPTIONS.</p> <p>THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF THE NOTICE OF TAX AND NOT AFTERWARD, APPLY IN WRITING TO THE SELECTMEN/ASSESSORS FOR A TAX ABATEMENT OR DEFERRAL.</p>	<p>Make check or money order payable to Town of Wakefield.</p> <p>Post-dated checks cannot be accepted, and shall be returned to tax payer. When payment is made by mail and a receipt is desired, please send entire bill and a self addressed stamped envelope with your payment. When paying in person, bring entire bill.</p> <p>If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason. Your cancelled check is a valid receipt for federal income tax purposes.</p> <p>Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.</p> <p>If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill.</p> <p>If your mortgage company is to pay any portion or the entire bill, then it is your responsibility to send this bill to that company to insure proper and timely payment.</p>

OFFICE HOURS: Monday - Friday 8:30 AM - 4 PM  
 PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

**Town of Wakefield Real Estate Tax Bill**

SECOND BILL

Tax Collectors's Office  
 PO Box 623, Sanbornville NH 03872

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P02043401	11/14/2013	12%	12/23/2013
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000005-033000-000000		PROVINCE LAKE ISLAND		0.070
OWNER OF RECORD			CURRENT AMOUNT DUE	
			\$ 859.86	
			AMOUNT ENCLOSED	

LEWIS, PETER S & LESLIE E  
 CAMPBELL, KRISTIN J  
 ROBERT C LEWIS  
 PO BOX 145  
 PLYMOUTH, NH 03264-0145

1231012201300000503300000000004340100000859862

Please detach and return above stub with your payment

**Town of Wakefield Real Estate Tax Bill**

SECOND BILL

Tax Collectors's Office  
 PO Box 623, Sanbornville NH 03872

OFFICE HOURS  
 Monday - Friday  
 8:30 AM - 4 PM

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P02043401	11/14/2013	12%	12/23/2013
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000005-033000-000000		PROVINCE LAKE ISLAND		0.070
OWNER OF RECORD			GROSS ANNUAL TAX	
			165.00	
			CREDITS	
			0.00	
			ABATED / PAID	
			0.00	
			PAST DUE	
			774.86	
			AMOUNT DUE	
			\$ 859.86	

LEWIS, PETER S & LESLIE E  
 CAMPBELL, KRISTIN J  
 ROBERT C LEWIS  
 PO BOX 145  
 PLYMOUTH, NH 03264-0145

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION	
Municipal 2.91	Municipal 39.10	LAND	13,400
Local School 5.81	Local School 78.07	BUILDINGS	0
State Edu. 2.49	State Edu. 33.46	CURR USE	0
County 1.07	County 14.38		
<b>TOTAL 12.28</b>	<b>TOTAL 165.00</b>	<b>NET VALUE</b>	<b>13,400</b>

INFORMATION TO TAXPAYERS	PAYMENT POLICIES
<p>IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE ASSESSOR'S OFFICE. YOU MUST BE A WAKEFIELD RESIDENT TO QUALIFY FOR EXEMPTIONS.</p> <p>THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF THE NOTICE OF TAX AND NOT AFTERWARD, APPLY IN WRITING TO THE SELECTMEN/ASSESSORS FOR A TAX ABATEMENT OR DEFERRAL.</p>	<p>Make check or money order payable to Town of Wakefield.</p> <p>Post-dated checks cannot be accepted, and shall be returned to tax payer. When payment is made by mail and a receipt is desired, please send entire bill and a self addressed stamped envelope with your payment. When paying in person, bring entire bill.</p> <p>If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason. Your cancelled check is a valid receipt for federal income tax purposes. Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.</p> <p>If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill.</p> <p>If your mortgage company is to pay any portion or the entire bill, then it is your responsibility to send this bill to that company to insure proper and timely payment.</p>

12% APR Interest Charged After 12/23/2013 | PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

Please detach and return with your payment.  
**Town of Wakefield Real Estate Tax Bill**

202004000000

First Bill Tax Collector's Office  
 PO BOX 623, Sanbornville, NH 03872;

TAX YEAR	ILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2012	2012P01043202	5/29/2012	12.00%	7/2/2012
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000005-033000-000000		PROVINCE LAKE ISLAND		0.070
OWNER OF RECORD		CURRENT AMOUNT DUE		
LEWIS, PETER S & LESLIE E CAMPBELL, KRISTIN J ROBERT C LEWIS PO BOX 145 PLYMOUTH, NH 03264-0145		\$80.00		
		AMOUNT ENCLOSED		

1231007201200000503300000000004320200000060000

Please detach and return with your payment.  
**Town of Wakefield Real Estate Tax Bill**

202004000000

Second Bill Tax Collector's Office  
 PO BOX 623, Sanbornville, NH 03872;

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2012	2012P02043206	11/9/2012	12.00%	12/21/2012
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000005-033000-000000		PROVINCE LAKE ISLAND		0.070
OWNER OF RECORD		CURRENT AMOUNT DUE		
LEWIS, PETER S & LESLIE E CAMPBELL, KRISTIN J ROBERT C LEWIS PO BOX 145 PLYMOUTH, NH 03264-0145		\$80.00		
		AMOUNT ENCLOSED		

1231001201200000503300000000004320600000080004

**Town of Wakefield Real Estate Tax Bill**

PO BOX 623, Sanbornville, NH 03872;

First Bill 12.00% APR Interest Charged After 07/02/12

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2012	2012P01043202	5/29/2012	12.00%	7/2/2012
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000005-033000-000000		PROVINCE LAKE ISLAND		0.070
OWNER OF RECORD		1/2 TAX AT 2011 RATE		
LEWIS, PETER S & LESLIE E CAMPBELL, KRISTIN J ROBERT C LEWIS PO BOX 145 PLYMOUTH, NH 03264-0145		Estimated Tax 1st Issue		\$80.00
		AMOUNT DUE 7/2/2012		\$80.00

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal: \$1.48	Municipal: \$19.83	Buildings 0
Local School: \$2.78	Local School: \$37.25	Land Value 13,400
Education Tax: \$1.24	Education Tax: \$16.62	C Use Credit 0
County: \$0.49	County: \$6.30	
<b>TOTAL</b> \$5.99	<b>TOTAL</b> \$80.00	<b>NET VALUE</b> 13,400

\*\*\*AMOUNT PAST DUE\*\*\*  
 \$303.63

INFORMATION TO TAXPAYERS	PAYMENT POLICIES
IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE ASSESSOR'S OFFICE. YOU MUST BE A WAKEFIELD RESIDENT TO QUALIFY FOR EXEMPTIONS.	Make check or money order payable to Town of Wakefield. Post-dated checks cannot be accepted, and shall be returned to tax payer. When payment is made by mail and a receipt is desired, please send entire bill and a self addressed stamped envelope with your payment. When paying in person, bring entire bill. If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason. Your cancelled check is a valid receipt for federal income tax purposes. Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection. If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill. If your mortgage company is to pay any portion or the entire bill, then it is your responsibility to send this bill to that company to insure proper and timely payment.
THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF THE NOTICE OF TAX AND NOT AFTERWARD, APPLY IN WRITING TO THE SELECTMEN/ASSESSORS FOR A TAX ABATEMENT OR DEFERRAL.	

OFFICE HOURS:  
 Monday - Friday 8:30 AM - 4 PM

PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

**Town of Wakefield Real Estate Tax Bill**

PO BOX 623, Sanbornville, NH 03872;

Second Bill 12.00% APR Interest Charged After 12/21/12

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2012	2012P02043206	11/9/2012	12.00%	12/21/2012
MAP/PARCEL	LOCATION OF PROPERTY	ACRES		
000005-033000-000000	PROVINCE LAKE ISLAND	0.070		
OWNER OF RECORD	2/2 TAX AT 2011 RATE			
LEWIS, PETER S & LESLIE E CAMPBELL, KRISTIN J ROBERT C LEWIS PO BOX 145 PLYMOUTH, NH 03264-0145	Gross Annual Tax	\$160.00		
		AMOUNT DUE	\$80.00	

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal: \$2.65	Municipal: \$35.51	Buildings 0
Local School: \$5.94	Local School: \$79.60	Land Value 13,400
Education Tax: \$2.32	Education Tax: \$31.08	C Use Credit 0
County: \$1.04	County: \$13.80	
<b>TOTAL</b> \$11.95	<b>TOTAL</b> \$160.00	<b>NET VALUE</b> 13,400

\*\*\*AMOUNT PAST DUE\*\*\*  
 \$454.14

INFORMATION TO TAXPAYERS	PAYMENT POLICIES
IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE ASSESSOR'S OFFICE. YOU MUST BE A WAKEFIELD RESIDENT TO QUALIFY FOR EXEMPTIONS.	Make check or money order payable to Town of Wakefield. Post-dated checks cannot be accepted, and shall be returned to tax payer. When payment is made by mail and a receipt is desired, please send entire bill and a self addressed stamped envelope with your payment. When paying in person, bring entire bill. If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason. Your cancelled check is a valid receipt for federal income tax purposes. Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection. If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill. If your mortgage company is to pay any portion or the entire bill, then it is your responsibility to send this bill to that company to insure proper and timely payment.
THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF THE NOTICE OF TAX AND NOT AFTERWARD, APPLY IN WRITING TO THE SELECTMEN/ASSESSORS FOR A TAX ABATEMENT OR DEFERRAL.	

OFFICE HOURS:  
 Monday - Friday 8:30 AM - 4 PM

PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794



**TOWN OF WAKEFIELD**

TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 9AM - 4PM

(603)522-6205

LEWIS, PETER S & LESLIE E  
CAMPBELL, KRISTIN J  
ROBERT C LEWIS  
PO BOX 145  
PLYMOUTH, NH 03264-0145

**OFFICE OF THE TAX COLLECTOR  
NOTICE OF DELINQUENT TAXES**

Wednesday, March 7, 2012

All past due taxes and liens are listed below. For each, the tax and interest as of 06/05/2012 are listed. To avoid the initiation of the Tax Lien Process and associated additional expenses, you should pay the total amount due (tax and interest) on or before 06/05/2012 by 10:00 AM for all levies listed not already liened. Levies with "L" after the year were previously liened.

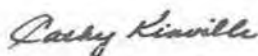
Please contact us for the revised amount due if payment is made before or after 06/05/2012. Payments made after 05/22/2012 should be by certified check, money order, or cash to ensure the avoidance of additional charges. The interest rate is 12% APR on property tax and 18% APR on yield tax, use change tax, gravel tax, and tax liens.

This notice is based on Town records as of 03/07/2012. Please notify us as soon as possible if you believe the information is not correct. Your cooperation is appreciated.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	*Total Due
2010L01	PROVINCE LAKE ISLAND	000005 033000 000000	\$ 107.36	\$ 20.04	\$ 127.40
2011P01	PROVINCE LAKE ISLAND	000005 033000 000000	\$ 78.00	\$ 8.72	\$ 86.72
2011P02	PROVINCE LAKE ISLAND	000005 033000 000000	\$ 82.00	\$ 4.66	\$ 86.66
			<b>\$ 267.36</b>	<b>\$ 33.42</b>	<b>\$ 300.78</b>

(\*Total Due Amounts as of 06/05/2012)

Total Per Diem: \$ 0.1055



Collector of Taxes  
CATHY KINVILLE

LEVY YEAR TAX TYPE INFORMATION		
B - Betterment	P - Property	T - Timber Yield
G - Gravel Yield	R - Residence	U - Use Change
L - Lien	S - Sewer	W - Water

Please note that any 2009L taxes or prior, if left unpaid, will be subject to the Tax Deeding process as of 09/20/2012.

**TOWN OF WAKEFIELD**

TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 9:30AM - 4:00PM

(603)522-6205

LEWIS, PETER S & LESLIE E  
CAMPBELL, KRISTIN J  
ROBERT C LEWIS  
PO BOX 145  
PLYMOUTH, NH 03264-0145

**OFFICE OF THE TAX COLLECTOR  
NOTICE OF DELINQUENT TAXES**

Monday, March 11, 2013

All past due taxes and liens are listed below. For each, the tax and interest as of 06/11/2013 are listed. To avoid the initiation of the Tax Lien Process and associated additional expenses, you should pay the total amount due (tax and interest) on or before 06/11/2013 by 10:00 AM for all levies listed not already liened. Levies with "L" after the year were previously liened.

Please contact us for the revised amount due if payment is made before or after 06/11/2013. Payments made after 05/28/2013 should be by certified check, money order, or cash to ensure the avoidance of additional charges. The interest rate is 12% APR on property tax and 18% APR on yield tax, use change tax, gravel tax, and tax liens.

This notice is based on Town records as of 03/11/2013. Please notify us as soon as possible if you believe the information is not correct. Your cooperation is appreciated.

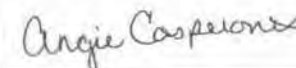
Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	*Total Due
2010L01	PROVINCE LAKE ISLAND	000005 033000 000000	\$ 107.36	\$ 39.68	\$ 147.04
2011L01	PROVINCE LAKE ISLAND	000005 033000 000000	\$ 215.88	\$ 34.11	\$ 249.99
2012P01	PROVINCE LAKE ISLAND	000005 033000 000000	\$ 80.00	\$ 9.05	\$ 89.05
2012P02	PROVINCE LAKE ISLAND	000005 033000 000000	\$ 80.00	\$ 4.52	\$ 84.52
			<b>\$ 483.24</b>	<b>\$ 87.36</b>	<b>\$ 570.60</b>

(\*Total Due Amounts as of 06/11/2013)

Total Per Diem: \$ 0.2120

LEVY YEAR TAX TYPE INFORMATION		
B - Betterment	P - Property	T - Timber Yield
G - Gravel Yield	R - Residence	U - Use Change
L - Lien	S - Sewer	W - Water

Please note that any 2010L taxes or prior, if left unpaid, will be subject to the Tax Deeding process as of 09/25/2013.



Collector of Taxes  
ANGIE CASPERONIS



TOWN OF WAKEFIELD  
TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 8:30AM - 4:00PM

(603)522-6205

LEWIS, PETER S & LESLIE E  
CAMPBELL, KRISTIN J  
ROBERT C LEWIS  
PO BOX 145  
PLYMOUTH, NH 03264-0145

OFFICE OF THE TAX COLLECTOR  
NOTICE OF IMPENDING LIEN  
Friday, July 26, 2013

In accordance with RSA (80:60, 80:77, 80:77a), you are hereby notified of IMPENDING TAX LIEN(s) against the real estate taxed to you as listed below. If payment in full is not received on or before **Wednesday, September 18, 2013 by 1:00 PM**, I shall EXECUTE A TAX LIEN(s) on the real estate listed. Payments received after **Wednesday, September 4, 2013** must be cash, certified check or money order to prevent execution of the lien as well as any additional costs.

If the total amounts are not paid before the date stated above, a "REAL ESTATE TAX LIEN" will be executed to the Municipality and recorded in the County Registry of Deeds. This tax lien will entitle the Municipality to legal interest in the property described below unless, within two (2) years of the execution of the tax lien, the property is redeemed by payment of the amount(s) listed below plus all accrued interest and costs. If you have any questions, please call for assistance. **If the payment is made before the date and time listed above, call our office for the correct interest amount.**

Please Note: If you have filed for bankruptcy please see back of notice for important information.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2012P01	PROVINCE LAKE ISLAN	000005 033000 000000	\$ 80.00	\$ 11.65	\$ 18.50	\$ 110.15
2012P02	PROVINCE LAKE ISLAN	000005 033000 000000	\$ 80.00	\$ 7.13	\$ 0.00	\$ 87.13
			<b>\$ 160.00</b>	<b>\$ 18.78</b>	<b>\$ 18.50</b>	<b>\$ 197.28</b>

(\*Total Due Amounts as of 09/18/2013)

*Angie Casperonis*

Collector of Taxes  
ANGIE CASPERONIS

TAX COLLECTOR  
TOWN OF WAKEFIELD  
PO BOX 623  
SANBORNVILLE, NH 03872

UJT

LEWIS, PETER S & LESLIE E  
CAMPBELL, KRISTIN J  
ROBERT C LEWIS  
PO BOX 145  
PLYMOUTH, NH 03264-0145

7012 1030 0001 3904 B292



CERTIFIED MAIL™



7/31/13  
8/5  
8/15

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)  
For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage \$  
Certified Fee \$  
Return Receipt Fee (Endorsement Required)  
Restricted Delivery Fee (Endorsement Required)  
Total Post \$

Sent to  
Lewis, Peter S & Leslie E  
Campbell, Kristin J  
Robert C Lewis  
PO Box 145  
Plymouth, NH 03264-0145

Stamp: JUL 26 2013



**TOWN OF WAKEFIELD**  
TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 9AM - 2PM  
(603)522-6285

LEWIS, PETER S & LESLIE E  
CAMPBELL, KRISTIN J  
ROBERT C LEWIS  
PO BOX 145  
PLYMOUTH, NH 03264-0145

OFFICE OF THE TAX COLLECTOR  
NOTICE OF IMPENDING LIEN  
Monday, July 25, 2011

In accordance with RSA (80:60, 80:77, 80:77a), you are hereby notified of IMPENDING TAX LIEN(s) against the real estate taxed to you as listed below. If payment in full is not received on or before **Tuesday, September 27, 2011 by 10:00AM**, I shall EXECUTE A TAX LIEN(s) on the real estate listed. Payments received after **Tuesday, September 13, 2011** must be cash, certified check or money order to prevent execution of the lien as well as any additional costs.

If the total amounts are not paid before the date stated above, a "REAL ESTATE TAX LIEN" will be executed to the Municipality and recorded in the County Registry of Deeds. This tax lien will entitle the Municipality to legal interest in the property described below unless, within two (2) years of the execution of the tax lien, the property is redeemed by payment of the amount(s) listed below plus all accrued interest and costs. If you have any questions, please call for assistance. If the payment is made before the date and time listed above, call our office for the correct interest amount.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2010P02	PROVINCE LAKE ISLAN	000005 033000 000000	\$ 65.00	\$ 5.83	\$ 18.00	\$ 88.83
			\$ 65.00	\$ 5.83	\$ 18.00	\$ 88.83

(\*Total Due Amounts as of 09/27/2011)

*Cathy Kinville*

Collector of Taxes  
CATHY KINVILLE

U.S. Postal Service  
**CERTIFIED MAIL - RECEIPT**  
(Domestic Mail Only. No Insurance Coverage Provided)  
For delivery information, visit our website at [web.usps.com](http://web.usps.com)

**OFFICIAL USE**

7009 0080 0001 3192 2451

Postage \$  
Certified Fee \$  
Return Receipt Fee (Endorsement Required) \$  
Restricted Delivery Fee (Endorsement Required) \$

SEP 27 2011

LEWIS, PETER S & LESLIE E  
CAMPBELL, KRISTIN J  
ROBERT C LEWIS  
PO BOX 145  
PLYMOUTH, NH 03264-0145

**SENDER: COMPLETE THIS SECTION**

1. Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  
2. Print your name and address on the reverse so that we can return the card to you.  
3. Attach this card to the back of the mailpiece, or on the front if space permits.

4. Article Addressed To:

LEWIS, PETER S & LESLIE E  
CAMPBELL, KRISTIN J  
ROBERT C LEWIS  
PO BOX 145  
PLYMOUTH, NH 03264-0145

**COMPLETE THIS SECTION ON DELIVERY**

5. Received by (Printed Name): *Robert C Lewis* ☐ Agent ☐ Addressee  
6. Date of Delivery: *9/27/2011*  
7. Is delivery address different from item 1? ☐ Yes ☒ No  
If YES, enter delivery address below: ☐ Yes ☒ No

8. Service Type:  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.  
9. Restricted Delivery? (Extra Fee) ☐ Yes ☒ No

7009 0080 0001 3192 2451

PS Form 3811, February 2004 Domestic Return Receipt (PSN 7530-02-000-9000)

**TOWN OF WAKEFIELD**  
TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 8:30AM - 4:00PM  
  
(603)522-6205

LEWIS, PETER S & LESLIE E  
CAMPBELL, KRISTIN J  
ROBERT C LEWIS  
PO BOX 145  
PLYMOUTH, NH 03264-0145

**OFFICE OF THE TAX COLLECTOR  
NOTICE OF IMPENDING LIEN**  
Tuesday, August 21, 2012

In accordance with RSA (80:60, 80:77, 80:77a), you are hereby notified of IMPENDING TAX LIEN(s) against the real estate taxed to you as listed below. If payment in full is not received on or before **Wednesday, September 26, 2012 by 1:00PM**, I shall EXECUTE A TAX LIEN(s) on the real estate listed. Payments received after **Wednesday, September 12, 2012** must be cash, certified check or money order to prevent execution of the lien as well as any additional costs.

If the total amounts are not paid before the date stated above, a "REAL ESTATE TAX LIEN" will be executed to the Municipality and recorded in the County Registry of Deeds. This tax lien will entitle the Municipality to legal interest in the property described below unless, within two (2) years of the execution of the tax lien, the property is redeemed by payment of the amount(s) listed below plus all accrued interest and costs. If you have any questions, please call for assistance. **If the payment is made before the date and time listed above, call our office for the correct interest amount.**

Please Note: If you have filed for bankruptcy please see back of notice for important information.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2011P01	PROVINCE LAKE ISLAN	900005 033000 000000	\$ 78.00	\$ 11.62	\$ 18.00	\$ 107.62
2011P02	PROVINCE LAKE ISLAN	900005 033000 000000	\$ 82.00	\$ 7.71	\$ 0.00	\$ 89.71
			<b>\$ 160.00</b>	<b>\$ 19.33</b>	<b>\$ 18.00</b>	<b>\$ 197.33</b>

(\*Total Due Amounts as of 09/26/2012)

*Angie Casperonis*

Collector of Taxes  
ANGIE CASPERONIS

LEWIS, PETER S & LESLIE E  
CAMPBELL, KRISTIN J  
ROBERT C LEWIS  
PO BOX 145  
PLYMOUTH, NH 03264-0145

Town of Wakefield  
Tax Collector  
PO Box 263  
Sanbornville, NH 03872



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Collection Fee	
Return Receipt Fee (Domestic Mail Only)	
Registered Mail Fee (Domestic Mail Only)	
Insurance Fee (Domestic Mail Only)	
<b>Total Postage</b>	

LEWIS, PETER S & LESLIE E  
CAMPBELL, KRISTIN J  
ROBERT C LEWIS  
PO BOX 145  
PLYMOUTH, NH 03264-0145

BOX CLOSED  
NO ORDER



UNITED STATES POSTAL SERVICE  
PRIME® SERVICE  
\$ 005.750  
0004470602 AUG 21, 2012  
MAILED FROM ZIP CODE 03872

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT BANKEAST TRUST COMPANY, a corporation organized under the laws of the State of New Hampshire with a place of business at 22 So. Main Street, Rochester, Strafford County, New Hampshire 03867 for consideration paid, grants to PETER S. LEWIS of Box 121, Wilton, Hillsboro County, New Hampshire; LESLIE E. LEWIS of 23 Prescott St., #2, Somerville, Middlesex County, MA 02143; ROBERT C. LEWIS of RFD 1, Box 268, Ashland, Grafton County, NH 03217; and KRISTIN J. CAMPBELL of Box 237, Woodsboro, Refugio County, TX 78393 as Tenants In Common with QUITCLAIM COVENANTS -

All of its right, title and interest, if any, in and to the following described land:

A certain parcel of land situate in the Town of Wakefield in the County of Carroll and State of New Hampshire, the same being an island on Bragdon Cove in Province Lake westerly from land formerly owned by Walter L. Wilson and subsequently conveyed by Constance C. Benzing to Oscar Drake.

Meaning and intending to convey the same parcel described in deed of Constance C. Benzing to Oscar Drake dated August 30, 1950, recorded in Book 273, Page 27, Carroll County Registry of Deeds.

The above described parcel is identified as Parcel E, Tract A in the inventory of the Estate of Oscar H. Drake (Carroll County Probate No. 17445) which was devised under Paragraph Nineteen to the Rochester Savings Bank and Trust Company (now BankEast Trust) IN TRUST as follows:

(a) In the event at the time of my death I own an island in Province Lake as referred to in the deed from Benzing to Drake, Recorded at Book 273, Page 27, Carroll County Registry of Deeds and said island becomes a part of my trust estate, it is my desire that this island be held by my said trustee and deeded by my said trustee to such of my grandchildren, Peter Scott Lewis, Leslie Ellen Lewis, Robert Calvin Lewis, and Kristin Jane Lewis, as joint tenants with rights of survivorship, when the youngest of said children reaches the age of twenty-one.

The trustee declined to accept the aforesaid island because the title and value thereof is uncertain, and the grantees herein and Elinor D. Lewis represent all of the beneficiaries under the trust.

RECEIVED  
CARROLL COUNTY  
REGISTRY OF DEEDS  
JUL 10 2017  
5:01 PM  
012813

BOOK 1465 PG. 202

This is a non-contractual transfer and as such is exempt from the provision of RSA 78-B.

IN WITNESS WHEREOF BANKEAST TRUST COMPANY, by its proper official, has hereunto set its hand and seal this 1st day of November, 1991.

BANKEAST TRUST COMPANY

By: Judith C. Tuttle  
Duly Authorized



STATE OF NEW HAMPSHIRE

COUNTY OF STRAFFORD

The foregoing instrument was acknowledged before me this 1st day of November, 1991 by Judith C. Tuttle of Bank-East Trust Company, a New Hampshire corporation, on behalf of the corporation.

Linda S. Delkurt  
Justice of the Peace  
Notary Public

My Commission Expires 4/15/94



BK 1465 Pg. 203

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, ELINOR D. LEWIS, a single person, of 108 Cherry Valley Road, Gilford, Belknap County, New Hampshire 03246 for consideration paid, grants to PETER S. LEWIS of Box 121, Wilton, Hillsboro County, New Hampshire; LESLIE E. LEWIS of 23 Prescott St., #2, Somerville, Middlesex County, MA 02143; ROBERT C. LEWIS of RFD 1, Box 268, Ashland, Grafton County, NH 03217; and KRISTIN J. CAMPBELL of Box 237, Woodsboro, Refugio County, TX 78393 as Tenants In Common with QUITCLAIM COVENANTS -

All of my right, title and interest, if any, in and to the following described land:

A certain parcel of land situate in the Town of Wakefield in the County of Carroll and State of New Hampshire, the same being an island on Bragdon Cove in Province Lake westerly from land formerly owned by Walter L. Wilson and subsequently conveyed by Constance C. Benzing to Oscar Drake.

Meaning and intending to convey the same parcel described in deed of Constance C. Benzing to Oscar Drake dated August 30, 1950, recorded in Book 273, Page 27, Carroll County Registry of Deeds.

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(a) In the event at the time of my death I own an island in Province Lake as referred to in the deed from Benzing to Drake, Recorded at Book 273, Page 27, Carroll County Registry of Deeds and said island becomes a part of my trust estate, it is my desire that this island be held by my said trustee and deeded by my said trustee to such of my grandchildren, Peter Scott Lewis, Leslie Ellen Lewis, Robert Calvin Lewis, and Kristin Jane Lewis, as joint tenants with rights of survivorship, when the youngest of said children reaches the age of twenty-one.

The trustee declined to accept the aforesaid island because the title and value thereof is uncertain, and the grantor and grantees herein represent all of the beneficiaries under the trust.

RECEIVED  
CARROLL COUNTY  
CLERK  
JUL 1 10 5 AM '17  
12814

BK 1465 PG 204



This is a non-contractual transfer and as such is exempt from the provision of RSA 78-B.

Elinor D. Lewis, said grantor, releases to said grantees all rights of homestead and other interest therein.

WITNESS my hand this 1st day of November 1991.

Elinor D. Lewis  
Elinor D. Lewis

STATE OF NEW HAMPSHIRE

COUNTY OF Belknap

The foregoing instrument was acknowledged before me this 1st day of November, 1991 by Elinor D. Lewis.

Melissa L. Wyke  
Justice of the Peace  
Notary Public

MELISSA L. WYKE, Notary Public  
My Commission Expires February 13, 1998



BK 1465 Pg 205



[Upcoming Auctions](#)[Past Auctions](#)[Auction Calendar](#)[Auction Details](#)[About](#)[Contact Us](#)

# Property 6 – 267 (a/k/a 213 or 259) Newfield Road – TM 21-1

**6.6 Acres with Residence  
Assessed at \$108,700**

**Tax Assessment**

**Deed to Town & Related Info**

**Prior Owner Deed**

**Location**

---

**NEXT AUCTION: WAKEFIELD, NH**

**(08.05.17)**

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[Wakefield Overview Map](#)

[Property 1 – 188 Burley Park Drive  
– TM 108-6](#)

[Property 2 – Wansor Road – TM  
113-8](#)

[Property 3 – 75 Dearborn Road –  
TM 110-30](#)

[Property 4 – Crystal Lane – TM  
214-13](#)



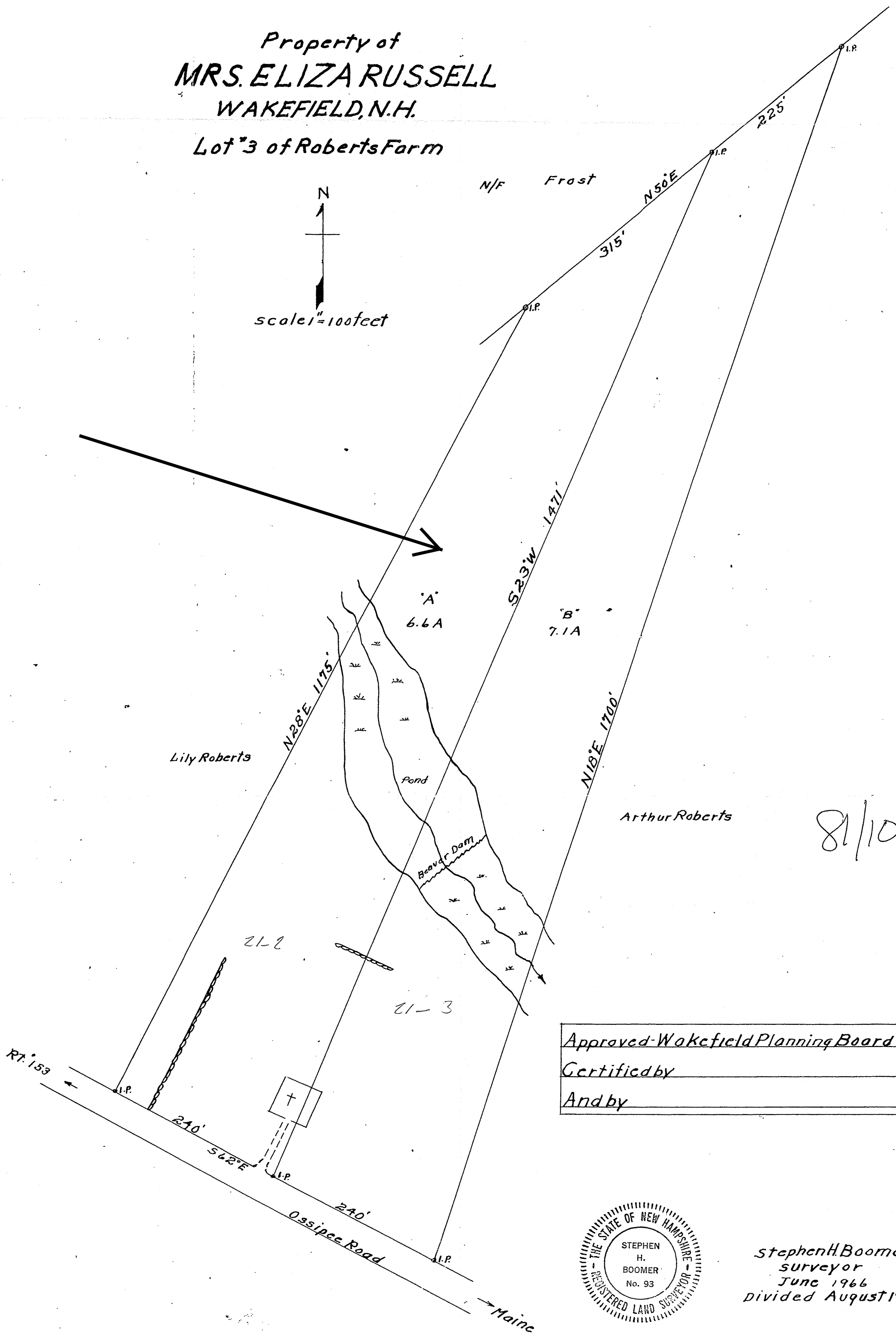
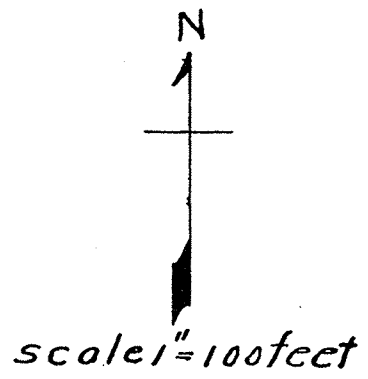




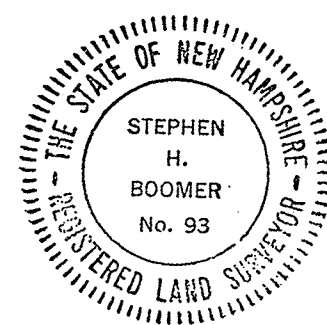




Property of  
**MRS. ELIZA RUSSELL**  
 WAKEFIELD, N.H.  
 Lot #3 of Roberts Farm





Approved Wakefield Planning Board on-	
Certified by	Chairman
And by	Secretary

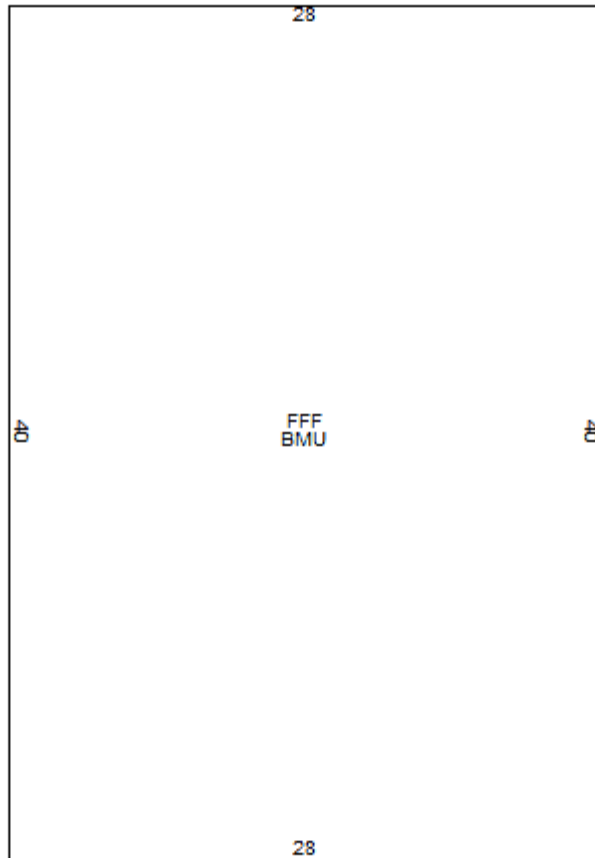


Stephen H. Boomer  
 Surveyor  
 June 1966  
 Divided August 1973

21-1, 2

OWNER INFORMATION				SALES HISTORY							PICTURE				
WAKEFIELD T A P, TOWN OF  2 HIGH STREET  SANBORNVILLE, NH 03872				Date	Book	Page	Type	Price	Grantor						
				11/07/2016	3294	193	U I 35		TAX COLLECTORS DEED -						
				01/22/2010	2840	116	U I 33	10,000	LAMUSTA, SANDRA						
				08/31/1995	1625	746	U V 38	8,000	C CHRISTENSEN						
				03/02/1993	1523	607	U V 38		DUANE CHRISTENSEN						
LISTING HISTORY				NOTES											
01/30/17	RWX	NO ELECTRICITY. 5/03 NOH EST NO CHG BJL CHK 2004 3/04 W/O EST HSE													
02/02/16	BJLX	40% CHK 2005 OWNER STATED ADDING 2ND STORY BJL NOH EST HSE 70%													
03/02/15	BJLX	CHK 06 NO 2ND FLOOR 3/07 NOH N/C BJL 3/08 NOH EST N/C BJL 2/09 EST													
04/10/14	BJLX	80% CHK 2010 BJL 3/10 N/C CHK 2011 BJL 3/11 NOH N/C BJL 3/12 NOH EST													
11/05/13	BJLX	N/C BJL 4/13 NOH EST N/C BJL ** NO CERT OF OCCUPANCY PROPERTY IS													
04/05/13	BJLX	POSTED CLB 11/13 POSTED EST N/C BJL 4/14 NOH EST N/C BJL 3/15 NOH EST													
03/02/12	BJLX	N/C BJL 2/16 NOH EST N/C BJL 1/17 EST N/C RW													
03/31/11	BJLX														
EXTRA FEATURES VALUATION											MUNICIPAL SOFTWARE BY AVITAR				
Feature Type		Units	Lngh x Width	Size Adj	Rate	Cond	Market Value		Notes						
SHED-WOOD		48	6 x 8	393	7.25	60	821								
SHED-WOOD		180	10 x 18	149	7.25	60	1,167								
							2,000								
											PARCEL TOTAL TAXABLE VALUE				
Year		Building		Features		Land									
2015		\$ 62,800		\$ 2,000		\$ 43,900		Parcel Total: \$ 108,700							
2016		\$ 62,800		\$ 2,000		\$ 43,900		Parcel Total: \$ 108,700							
2017		\$ 62,800		\$ 2,000		\$ 43,900		Parcel Total: \$ 108,700							
LAND VALUATION															
Zone: AGRAGRICULTURAL Minimum Acreage: 5.00 Minimum Frontage: 200															
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
EXEMPT-MUNIC	5.000 ac	51,000	C	80	100	100	100		100	40,800	0	N	40,800		
EXEMPT-MUNIC	1.000 ac	x 2,500	X	97					65	1,600	0	N	1,600	FAIR	
EXEMPT-MUNIC	0.600 ac	x 2,500	X	97					100	1,500	0	N	1,500	WET	
6.600 ac										43,900	43,900				

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS				
	WAKEFIELD T A P, TOWN OF	District Percentage	Model: 1.00 STORY FRAME RANCH Roof: GABLE HIP/ASPHALT Ext: MINIMUM Int: DRYWALL Floor: CARPET Heat: OIL/HOT WATER				
	2 HIGH STREET		Bedrooms: 2      Baths: 1.0      Fixtures: Extra Kitchens:      Fireplaces: A/C: No      Generators:				
	SANBORNVILLE, NH 03872		Quality: A0 AVG Com. Wall: Size Adj: 1.2925      Base Rate: EXH 70.00 Bldg. Rate: 0.9952 Sq. Foot Cost: \$ 69.67				
	PERMITS						
	Date	Project Type	Notes				
08/12/14	FINISHCONSTRUCTIO	FNSH2-BED,1-BARANCH2CAPE					
10/10/13	INTERIOR FINISH	FINISH/2-BED,1-BA.180 DAYS - CLOSED 4/10/1.					
09/15/08	SINGLE FAMILY	RENEWBP'99-54;SAMECOND;COMPLETION&C					
			BUILDING SUB AREA DETAILS				
			ID	Description	Area	Adj.	Effect.
			FFF	FST FLR FIN	1120	1.00	1120
			BMU	BSMNT	1120	0.15	168
			GLA:	1,120	2,240		1,288
			2013 BASE YEAR BUILDING VALUATION				
			Market Cost New:		\$ 89,735		
			Year Built:		2004		
			Condition For Age:	AVERAGE	10 %		
			Physical:				
			Functional:				
			Economic:				
			Temporary:	UC	20 %		
			Total Depreciation:		30 %		
			Building Value:		\$ 62,800		



Register of Deeds, Carroll County

*Lisa Scott*

## TAX COLLECTOR'S DEED KNOWN ALL MEN BY THESE PRESENTS

That I, ANGIE NICHOLS, Tax Collector for the Town of WAKEFIELD, in the County of CARROLL and the State of New Hampshire, for the year 2013 by the authority in me vested by the laws of the State, and for consideration received by the Town of WAKEFIELD, located at TAX COLLECTOR, 2 HIGH STREET, SANBORNVILLE, NH 03872, do hereby sell and convey to the Town of WAKEFIELD, a certain tract or parcel of land situated in the Town of WAKEFIELD, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2013 to:

**PARISON, JACOB T**

and described in the invoice books as:

Map: 000021

Lot: 001000

Sublot: 000000

Located At 213 NEWFIELD ROAD

Consisting of 6.600 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, in the State of New Hampshire on 09/25/2014, to have and to hold said Premises, with the appurtenances, to said Town's successors/heirs and assigns forever. And I hereby covenant with said Town, 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 4th day of November in the year of our Lord 2016.

*Angie Nichols*

ANGIE NICHOLS

Tax Collector, WAKEFIELD

State of New Hampshire, County of CARROLL, On 11-4-2016

ANGIE NICHOLS, the above named, personally appearing and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me

*Antoinette A. Bodah*

Antoinette A Bodah, Notary / J.P.

My Commission expires: 10-1-2019



EX-3294 PG 193

**TOWN OF WAKEFIELD**

TAX COLLECTOR  
2 HIGH STREET  
SANBORNVILLE, NH 03877  
Office Hours  
MONDAY-FRIDAY 9:30AM - 4:00PM

(603)522-6285

**TOWN OF WAKEFIELD**

TAX COLLECTOR  
PO BOX 475  
SANBORNVILLE, NH 03877  
Office Hours  
MONDAY-FRIDAY 9:30AM - 4:00PM

(603)522-6285

PARSON, JACOB T  
PO BOX 161  
EL PRADO, NM 87529

OFFICE OF THE TAX COLLECTOR  
NOTICE OF DELINQUENT TAXES  
Monday, March 14, 2016

PARSON, JACOB T  
PO BOX 476  
EAST WAKEFIELD, NH 03830

OFFICE OF THE TAX COLLECTOR  
NOTICE OF DELINQUENT TAXES  
Thursday, March 19, 2015

All past due taxes and liens are listed below. For each, the tax and interest as of 08/26/2016 are listed. To avoid the initiation of the Tax Lien Process and associated additional expenses, you should pay the total amount due (tax and interest) on or before 08/26/2016 for all levies listed not already liened. Levies with "L" after the year were previously liened.

Please contact us for the revised amount due if payment is made before or after 08/26/2016. Payments made after 08/12/2016 should be by certified check, money order, or cash to ensure the avoidance of additional charges. The interest rate is 12% APR on property tax and 18% APR on yield tax, use change tax, gravel tax, and tax liens.

This notice is based on Town records as of 03/14/2016. Please notify us as soon as possible if you believe the information is not correct. Your cooperation is appreciated.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	*Total Due
2013L01	213 NEWFIELD ROAD	000021 001000 000000	\$ 731.21	\$ 279.78	\$ 1,010.99
2013L01	NEWFIELD ROAD	000021 001000 000000	\$ 143.07	\$ 76.46	\$ 219.53
2014L01	213 NEWFIELD ROAD	000021 001000 000000	\$ 1,584.19	\$ 289.50	\$ 1,873.69
2014L01	NEWFIELD ROAD	000021 001000 000000	\$ 327.17	\$ 81.21	\$ 408.38
2015P01	213 NEWFIELD ROAD	000021 001000 000000	\$ 692.00	\$ 96.01	\$ 788.01
2015P01	NEWFIELD ROAD	000021 001000 000000	\$ 142.00	\$ 19.70	\$ 161.70
2015P02	213 NEWFIELD ROAD	000021 001000 000000	\$ 728.00	\$ 59.60	\$ 787.60
2015P02	NEWFIELD ROAD	000021 001000 000000	\$ 149.00	\$ 12.20	\$ 161.20
			\$ 4,496.64	\$ 914.46	\$ 5,411.10

(\*Total Due Amounts as of 08/26/2016)

Total Per Diem: \$ 1,9362

*Angie Nichols*

Collector of Taxes  
ANGIE NICHOLS

**LEVY YEAR TAX TYPE INFORMATION**

B - Betterment P - Property T - Timber Yield  
G - Gravel Yield R - Residence U - Use Change  
L - Lien S - Sewer W - Water

Please note that any 2013L taxes or prior, if left unpaid, will be subject to the Tax Deeding process as of 10/31/2016.

All past due taxes and liens are listed below. For each, the tax and interest as of 08/24/2015 are listed. To avoid the initiation of the Tax Lien Process and associated additional expenses, you should pay the total amount due (tax and interest) on or before 08/24/2015 by 2:00 PM for all levies listed not already liened. Levies with "L" after the year were previously liened.

Please contact us for the revised amount due if payment is made before or after 08/24/2015. Payments made after 08/10/2015 should be by certified check, money order, or cash to ensure the avoidance of additional charges. The interest rate is 12% APR on property tax and 18% APR on yield tax, use change tax, gravel tax, and tax liens.

This notice is based on Town records as of 03/19/2015. Please notify us as soon as possible if you believe the information is not correct. Your cooperation is appreciated.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	*Total Due
2013L01	213 NEWFIELD ROAD	000021 001000 000000	\$ 731.21	\$ 147.08	\$ 878.29
2013L01	NEWFIELD ROAD	000021 001000 000000	\$ 143.07	\$ 50.49	\$ 193.56
2014P01	213 NEWFIELD ROAD	000021 001000 000000	\$ 667.00	\$ 91.88	\$ 758.88
2014P01	NEWFIELD ROAD	000021 001000 000000	\$ 137.00	\$ 18.87	\$ 155.87
2014P02	213 NEWFIELD ROAD	000021 001000 000000	\$ 718.00	\$ 55.24	\$ 773.24
2014P02	NEWFIELD ROAD	000021 001000 000000	\$ 147.00	\$ 11.31	\$ 158.31
			\$ 2,543.28	\$ 374.87	\$ 2,918.15

(\*Total Due Amounts as of 08/24/2015)

Total Per Diem: \$ 0.9799

*Angie Casperonis*

Collector of Taxes  
ANGIE CASPERONIS

**LEVY YEAR TAX TYPE INFORMATION**

B - Betterment P - Property T - Timber Yield  
G - Gravel Yield R - Residence U - Use Change  
L - Lien S - Sewer W - Water

Please note that any 2012L taxes or prior, if left unpaid, will be subject to the Tax Deeding process as of 10/30/2015.



Please detach and return with your payment.  
**Town of Wakefield Real Estate Tax Bill**

Tax Collector's Office

First Bill PO Box 623, Sanbornville, NH 03872

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P01056803	5/29/2013	12.00%	7/1/2013
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000021-001000-000000		213 NEWFIELD ROAD		6.600
OWNER OF RECORD		CURRENT AMOUNT DUE		
PARISON, JACOB T PO BOX 476 EAST WAKEFIELD, NH 03830		\$699.00		
		AMOUNT ENCLOSED		

12310072013000021001000000000568030000069900

**Town of Wakefield Real Estate Tax Bill**  
 PO Box 623, Sanbornville, NH 03872

First Bill 12.00% APR Interest Charged After 07/01/13

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P01056803	5/29/2013	12.00%	7/1/2013
MAP/PARCEL	LOCATION OF PROPERTY		ACRES	
000021-001000-000000	213 NEWFIELD ROAD		6.600	
OWNER OF RECORD			1/2 TAX AT 2012 RATE	
PARISON, JACOB T PO BOX 476 EAST WAKEFIELD, NH 03830			Estimated Tax 1st Issue	\$699.00

**AMOUNT DUE 7/1/2013 \$699.00**

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal \$1.33	Municipal \$155.48	Buildings 66,600
Local School \$2.97	Local School \$347.19	Land Value 50,300
Education Tax \$1.16	Education Tax \$135.60	C Use Credit 0
County \$0.52	County \$60.73	
<b>TOTAL \$5.98</b>	<b>TOTAL \$699.00</b>	<b>NET VALUE 116,900</b>

\*\*\*AMOUNT PAST DUE\*\*\*  
 \$3,304.56

**INFORMATION TO TAXPAYERS**

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**PAYMENT POLICIES**

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OFFICE HOURS:  
 Monday - Friday 8:30 AM - 4 PM

PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

**Town of Wakefield Real Estate Tax Bill**

Tax Collector's Office

PO Box 623, Sanbornville NH 03872

**SECOND BILL**

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P02056902	11/14/2013	12%	12/23/2013
MAP/PARCEL	LOCATION OF PROPERTY		ACRES	
000021-001000-000000	213 NEWFIELD ROAD		6.600	
OWNER OF RECORD			CURRENT AMOUNT DUE	

**\$ 636.00**

AMOUNT ENCLOSED

PARISON, JACOB T  
 PO BOX 476  
 EAST WAKEFIELD NH 03830

344

123101220130000210010000000005690200000636001

Please detach and return above stub with your payment

**Town of Wakefield Real Estate Tax Bill**

Tax Collector's Office

PO Box 623, Sanbornville NH 03872

OFFICE HOURS  
 Monday - Friday  
 8:30 AM - 4 PM

**SECOND BILL**

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P02056902	11/14/2013	12%	12/23/2013
MAP/PARCEL	LOCATION OF PROPERTY		ACRES	
000021-001000-000000	213 NEWFIELD ROAD		6.600	
OWNER OF RECORD			GROSS ANNUAL TAX	

1,335.00

CREDITS

0.00

ABATED / PAID

0.00

PAST DUE

0.00

AMOUNT DUE

**\$ 636.00**

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal 2.91	Municipal 316.36	LAND 43,900
Local School 5.81	Local School 631.62	BUILDINGS 64,800
State Edu. 2.49	State Edu. 270.70	CURR USE 0
County 1.07	County 116.33	
<b>TOTAL 12.28</b>	<b>TOTAL 1,335.00</b>	<b>NET VALUE 108,700</b>

**INFORMATION TO TAXPAYERS**

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12% APR Interest Charged After 12/23/2013 | PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

## Town of Wakefield Real Estate Tax Bill

### FIRST BILL

Tax Collectors's Office  
PO Box 623, Sanbornville NH 03872

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2014	2014P01056905	5/14/2014	12%	7/1/2014
MAP/PARCEL	LOCATION OF PROPERTY		ACRES	
000021-001000-000000	213 NEWFIELD ROAD		6.600	
OWNER OF RECORD			CURRENT AMOUNT DUE	

\$ 1,342.73

AMOUNT ENCLOSED

PARISON, JACOB T  
PO BOX 476  
EAST WAKEFIELD NH 03830

123100720140000210010000000005690500001342733

Please detach and return above stub with your payment

## Town of Wakefield Real Estate Tax Bill

### FIRST BILL

Tax Collectors's Office  
PO Box 623, Sanbornville NH 03872

OFFICE HOURS  
Monday - Friday  
8:30 AM - 4 PM

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2014	2014P01056905	5/14/2014	12%	7/1/2014
MAP/PARCEL	LOCATION OF PROPERTY			ACRES
000021-001000-000000	213 NEWFIELD ROAD			6.600
OWNER OF RECORD				GROSS ANNUAL TAX

667.00

CREDITS

0.00

ABATED / PAID

0.00

PAST DUE

675.73

AMOUNT DUE

\$ 1,342.73

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal 1.46	Municipal 158.60	LAND 43,900
Local School 2.91	Local School 316.22	BUILDINGS 64,800
State Edu. 1.24	State Edu. 134.70	CURR USE 0
County 0.83	County 57.57	
<b>TOTAL</b> 6.14	<b>TOTAL</b> 667.00	<b>NET VALUE</b> 108,700

INFORMATION TO TAXPAYERS	PAYMENT POLICIES
<p><b>IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE ASSESSOR'S OFFICE. YOU MUST BE A WAKEFIELD RESIDENT TO QUALIFY FOR EXEMPTIONS.</b></p> <p><b>THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF THE NOTICE OF TAX AND NOT AFTERWARD, APPLY IN WRITING TO THE SELECTMEN/ASSESSORS FOR A TAX ABATEMENT OR DEFERRAL.</b></p>	<p>Make check or money order payable to Town of Wakefield.</p> <p>Post-dated checks cannot be accepted, and shall be returned to tax payer. When payment is made by mail and a receipt is desired, please send entire bill and a self-addressed stamped envelope with your payment. When paying in person, bring entire bill.</p> <p>If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason. Your cancelled check is a valid receipt for federal income tax purposes. Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.</p> <p>If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill.</p> <p>If your mortgage company is to pay any portion of the entire bill, then it is your responsibility to send this bill to that company to insure proper and timely payment.</p>

12% APR Interest Charged After 7/1/2014 | PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

## Town of Wakefield Real Estate Tax Bill

### SECOND BILL

Tax Collectors's Office  
PO Box 623, Sanbornville NH 03872

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2015	2015P02057006	11/12/2015	12%	12/21/2015
MAP/PARCEL	LOCATION OF PROPERTY			ACRES
000021-001000-000000	213 NEWFIELD ROAD			6.600
OWNER OF RECORD			CURRENT AMOUNT DUE	

\$ 4,059.72

AMOUNT ENCLOSED

PARISON, JACOB T  
PO BOX 161  
EL PRADO NH 87529

YOU CAN NOW VIEW AND PAY YOUR  
BILL ONLINE AT [WWW.NHTAXKIOSK.COM](http://WWW.NHTAXKIOSK.COM)

Please detach and return above stub with your payment

## Town of Wakefield Real Estate Tax Bill

### SECOND BILL

Tax Collectors's Office  
PO Box 623, Sanbornville NH 03872

OFFICE HOURS  
Monday - Friday  
8:30 AM - 4 PM

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2015	2015P02057006	11/12/2015	12%	12/21/2015
MAP/PARCEL	LOCATION OF PROPERTY			ACRES
000021-001000-000000	213 NEWFIELD ROAD			6.600
OWNER OF RECORD				GROSS ANNUAL TAX

1,420.00

CREDITS

0.00

ABATED / PAID

0.00

PAST DUE

3,331.72

AMOUNT DUE

\$ 4,059.72

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal 3.25	Municipal 353.37	LAND 43,900
Local School 6.04	Local School 656.72	BUILDINGS 64,800
State Edu. 2.39	State Edu. 259.86	CURR USE 0
County 1.38	County 150.05	
<b>TOTAL</b> 13.06	<b>TOTAL</b> 1,420.00	<b>NET VALUE</b> 108,700

INFORMATION TO TAXPAYERS	PAYMENT POLICIES
<p><b>IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE ASSESSOR'S OFFICE. YOU MUST BE A WAKEFIELD RESIDENT TO QUALIFY FOR EXEMPTIONS.</b></p> <p><b>THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF THE NOTICE OF TAX AND NOT AFTERWARD, APPLY IN WRITING TO THE SELECTMEN/ASSESSORS FOR A TAX ABATEMENT OR DEFERRAL.</b></p>	<p>Make check or money order payable to Town of Wakefield.</p> <p>Post-dated checks cannot be accepted, and shall be returned to tax payer. When payment is made by mail and a receipt is desired, please send entire bill and a self-addressed stamped envelope with your payment. When paying in person, bring entire bill.</p> <p>If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason. Your cancelled check is a valid receipt for federal income tax purposes. Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.</p> <p>If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill.</p> <p>If your mortgage company is to pay any portion of the entire bill, then it is your responsibility to send this bill to that company to insure proper and timely payment.</p>

12% APR Interest Charged After 12/21/2015 | PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794



## Town of Wakefield Real Estate Tax Bill

Bill 1 of 2

Tax Collector's Office  
2 High Street, Sanbornville NH 03872

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2016	2016P01056902	5/18/2016	12%	7/1/2016
MAP/PARCEL	LOCATION OF PROPERTY		ACRES	
000021-001000-000000	213 NEWFIELD ROAD		6.600	
OWNER OF RECORD		CURRENT AMOUNT DUE		

\$ 5,080.19

AMOUNT ENCLOSED

PARISON, JACOB T  
PO BOX 161  
EL PRADO NH 03872

YOU CAN NOW VIEW AND PAY YOUR  
BILL ONLINE AT [WWW.NHTAXKIOSK.COM](http://WWW.NHTAXKIOSK.COM)

Please detach and return above stub with your payment

## Town of Wakefield Real Estate Tax Bill

FIRST BILL

Tax Collector's Office  
2 High Street, Sanbornville NH 03872

OFFICE HOURS  
Monday - Friday  
8:30 AM - 4 PM

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2016	2016P01056902	5/18/2016	12%	7/1/2016
MAP/PARCEL	LOCATION OF PROPERTY		ACRES	
000021-001000-000000	213 NEWFIELD ROAD		6.600	
OWNER OF RECORD		1st ISSUE TAX		

PARISON, JACOB T  
PO BOX 161  
EL PRADO NH 03872

710.00

CREDITS

0.00

ABATED / PAID

0.00

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION	PAST DUE
Municipal 1.63	Municipal 177.23	LAND 43,900	4,370.19
Local School 1.02	Local School 328.36	BUILDINGS 64,800	AMOUNT DUE
State Edu. 1.19	State Edu. 129.39	CURR USE 0	\$ 5,080.19
County 0.69	County 75.02		
<b>TOTAL 6.53</b>	<b>TOTAL 710.00</b>	<b>NET VALUE 108,700</b>	

### INFORMATION TO TAXPAYERS

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12% APR Interest Charged After 7/1/2016 | PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

## Town of Wakefield Real Estate Tax Bill

SECOND BILL

Tax Collectors's Office  
PO Box 623, Sanbornville NH 03872

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2014	2014P02056804	11/28/2014	12%	12/31/2014
MAP/PARCEL	LOCATION OF PROPERTY		ACRES	
000021-001000-000000	213 NEWFIELD ROAD		6.600	
OWNER OF RECORD		CURRENT AMOUNT DUE		

\$ 2,219.48

AMOUNT ENCLOSED

PARISON, JACOB T  
PO BOX 476  
EAST WAKEFIELD NH 03830

123100120150000210010000000005680400002219489

Please detach and return above stub with your payment

## Town of Wakefield Real Estate Tax Bill

SECOND BILL

Tax Collectors's Office  
PO Box 623, Sanbornville NH 03872

OFFICE HOURS  
Monday - Friday  
8:30 AM - 4 PM

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2014	2014P02056804	11/28/2014	12%	12/31/2014
MAP/PARCEL	LOCATION OF PROPERTY		ACRES	
000021-001000-000000	213 NEWFIELD ROAD		6.600	
OWNER OF RECORD		GROSS ANNUAL TAX		

PARISON, JACOB T  
PO BOX 476  
EAST WAKEFIELD NH 03830

1,385.00

CREDITS

0.00

ABATED / PAID

0.00

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION	PAST DUE
Municipal 3.22	Municipal 348.97	LAND 43,900	1,501.48
Local School 5.98	Local School 650.10	BUILDINGS 64,800	AMOUNT DUE
State Edu. 2.41	State Edu. 262.00	CURR USE 0	\$ 2,219.48
County 1.14	County 123.93		
<b>TOTAL 12.74</b>	<b>TOTAL 1,385.00</b>	<b>NET VALUE 108,700</b>	

### INFORMATION TO TAXPAYERS

IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE ASSESSOR'S OFFICE. YOU MUST BE A WAKEFIELD RESIDENT TO QUALIFY FOR EXEMPTIONS.

THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF THE NOTICE OF TAX AND NOT AFTERWARD, APPLY IN WRITING TO THE SELECTMEN/ASSESSORS FOR A TAX ABATEMENT OR DEFERRAL.

### PAYMENT POLICIES

Make check or money order payable to Town of Wakefield.

Post-dated checks cannot be accepted, and shall be returned to tax payer. When payment is made by mail and a receipt is desired, please send entire bill and a self-addressed stamped envelope with your payment. When paying in person, bring entire bill.

If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason. Your cancelled check is a valid receipt for federal income tax purposes. Payment of this bill does not prevent the collection of previous unpaid taxes nor does an error in the name of the person(s) taxed prevent collection.

If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill. If your mortgage company is to pay any portion or the entire bill, then it is your responsibility to send this bill to that company to insure proper and timely payment.

12% APR Interest Charged After 12/31/2014 | PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

# Town of Wakefield Real Estate Tax Bill

FIRST BILL

Tax Collectors's Office  
PO Box 623, Sanbornville NH 03872

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2015	2015P01056607	5/15/2015	12%	7/1/2015
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000021-001000-000000		213 NEWFIELD ROAD		6.600
OWNER OF RECORD			CURRENT AMOUNT DUE	

\$ 3,058.35

AMOUNT ENCLOSED

PARISON, JACOB T  
PO BOX 476  
EAST WAKEFIELD NH 03830

342

YOU CAN NOW VIEW AND PAY YOUR  
BILL ONLINE AT [WWW.NHTAXKIOSK.COM](http://WWW.NHTAXKIOSK.COM)

Please detach and return above stub with your payment

# Town of Wakefield Real Estate Tax Bill

FIRST BILL

Tax Collectors's Office  
PO Box 623, Sanbornville NH 03872

OFFICE HOURS  
Monday - Friday  
8:30 AM - 4 PM

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2015	2015P01056607	5/15/2015	12%	7/1/2015
MAP/PARCEL	LOCATION OF PROPERTY			ACRES
000021-001000-000000	213 NEWFIELD ROAD			6.600
OWNER OF RECORD				GROSS ANNUAL TAX

692.00

CREDITS

0.00

ABATED / PAID

0.00

PAST DUE

2,366.35

AMOUNT DUE

\$ 3,058.35

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal 1.60	Municipal 173.81	LAND 43,900
Local School 2.99	Local School 324.82	BUILDINGS 64,800
State Edu. 1.21	State Edu. 131.45	CURR USE 0
County 0.57	County 61.92	
<b>TOTAL 6.37</b>	<b>TOTAL 692.00</b>	<b>NET VALUE 108,700</b>

## INFORMATION TO TAXPAYERS

IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE ASSESSOR'S OFFICE. YOU MUST BE A WAKEFIELD RESIDENT TO QUALIFY FOR EXEMPTIONS.

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12% APR Interest Charged After 7/1/2015 | PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

7013 1710 0001 1869 6300

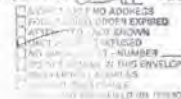


CERTIFIED MAIL

Tax Collector  
Town of Wakefield  
P.O. Box 623  
Sanbornville, NH 03872



7013 1710 0001 1869 6300



PARISON, JACOB T  
PO BOX 476  
EAST WAKEFIELD, NH 03830

NAME

013 CB 1005 7289/08/14

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

038300476 B003  
233 03272 08625

BC: 03872062325 \*1184-07862-12-44



(603)522-6205

Collector of Taxes  
ANGIE CASPERONIS

[illegible]



**TOWN OF WAKEFIELD**

TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 8:30AM - 4:00PM  
(603)522-6205

PARISON, JACOB T  
PO BOX 161  
EL PRADO, NM 87529

OFFICE OF THE TAX COLLECTOR  
NOTICE OF IMPENDING LIEN  
Monday, August 24, 2015

In accordance with RSA (80:60, 80:77, 80:77a), you are hereby notified of IMPENDING TAX LIEN(s) against the real estate taxed to you as listed below. If payment in full is not received on or before **Friday, September 25, 2015 by 2:00 PM**, I shall EXECUTE A TAX LIEN(s) on the real estate listed. Payments received after **Friday, September 11, 2015** must be cash, certified check or money order to prevent execution of the lien as well as any additional costs.

If the total amounts are not paid before the date stated above, a "REAL ESTATE TAX LIEN" will be executed to the Municipality and recorded in the County Registry of Deeds. This tax lien will entitle the Municipality to legal interest in the property described below unless, within two (2) years of the execution of the tax lien, the property is redeemed by payment of the amount(s) listed below plus all accrued interest and costs. If you have any questions, please call for assistance. **If the payment is made before the date and time listed above, call our office for the correct interest amount.**

Please Note: If you have filed for bankruptcy please see back of notice for important information.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2014P01	213 NEWFIELD ROAD	000021 001000 000000	\$ 667.00	\$ 98.90	\$ 19.00	\$ 784.90
2014P01	NEWFIELD ROAD	000021 003000 000000	\$ 137.00	\$ 20.31	\$ 2.00	\$ 159.31
2014P02	213 NEWFIELD ROAD	000021 001000 000000	\$ 718.00	\$ 62.79	\$ 0.00	\$ 780.79
2014P02	NEWFIELD ROAD	000021 003000 000000	\$ 147.00	\$ 12.86	\$ 0.00	\$ 159.86
			<b>\$ 1,669.00</b>	<b>\$ 194.86</b>	<b>\$ 21.00</b>	<b>\$ 1,884.86</b>

(\*Total Due Amounts as of 09/25/2015)

*Angie Casperonis*

Collector of Taxes  
ANGIE CASPERONIS

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Date of Delivery</p> <p>C. <i>Jacob Parison</i> <i>9-25-16</i></p>	
<p>1. Article Addressed to:</p> <p>PARISON, JACOB T PO BOX 161 EL PRADO, NM 87529</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter delivery address below:</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7016 0340 0000 4032 6516</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

7016 0340 0000 4032 6516

PS Form 3811, July 2015 PSN 7530-02-000-9053

Official Use

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Domestic Mail Only

CERTIFIED MAIL® RECEIPT

U.S. Postal Service™

PARISON, JACOB T  
PO BOX 161  
EL PRADO, NM 87529

7016 0340 0000 4032 6516

**TOWN OF WAKEFIELD**  
TAX COLLECTOR  
2 HIGH STREET  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 8:30AM - 4:00PM  
VIEW & PAY ONLINE AT: [NHTASKBOOK.COM](http://NHTASKBOOK.COM)  
(603) 522-6205

PARSON, JACOB T  
PO BOX 161  
EL PRADO, NM 87529

OFFICE OF THE TAX COLLECTOR  
NOTICE OF IMPENDING LIEN  
Monday, August 29, 2016

In accordance with RSA (80:60, 80:77, 80:77a), you are hereby notified of IMPENDING TAX LIEN(s) against the real estate taxed to you as listed below. **If payment in full is not received on or before Friday, September 30, 2016 by 2:00 PM, I shall EXECUTE A TAX LIEN(s) on the real estate listed.** Payments received after Friday, September 16, 2016 must be cash, certified check or money order to prevent execution of the lien as well as any additional costs.

If the total amounts are not paid before the date stated above, a "REAL ESTATE TAX LIEN" will be executed to the Municipality and recorded in the County Registry of Deeds. This tax lien will entitle the Municipality to legal interest in the property described below unless, within two (2) years of the execution of the tax lien, the property is redeemed by payment of the amount(s) listed below plus all accrued interest and costs. If you have any questions, please call for assistance. **If the payment is made before the date and time listed above, call our office for the correct interest amount.**

Please Note: If you have filed for bankruptcy please see back of notice for important information.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2015P01	213 NEWFIELD ROAD	000021 001000 000000	\$ 692.00	\$ 103.97	\$ 19.00	\$ 814.97
2015P01	NEWFIELD ROAD	000021 003000 000000	\$ 142.00	\$ 21.34	\$ 2.00	\$ 165.34
2015P02	213 NEWFIELD ROAD	000021 001000 000000	\$ 728.00	\$ 67.97	\$ 0.00	\$ 795.97
2015P02	NEWFIELD ROAD	000021 003000 000000	\$ 149.00	\$ 13.91	\$ 0.00	\$ 162.91
			<b>\$ 1,711.00</b>	<b>\$ 207.19</b>	<b>\$ 21.00</b>	<b>\$ 1,939.19</b>

**LEVY YEAR TAX TYPE INFORMATION**

B - Betterment    P - Property    T - Timber Yield  
G - Gravel Yield    R - Residence    U - Use Change  
L - Lien    S - Sewer    W - Water

(\*Total Due Amounts as of 09/30/2016)

*Angie Nichols*

Collector of Taxes  
ANGIE NICHOLS

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

PARSON, JACOB T  
PO BOX 161  
EL PRADO, NM 87529



9590 9402 1937 6123 8153 09

7016 0340 0000 4032 9836

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
X *[Signature]* ☐ Agent ☐ Addressee

B. Received by (Printed Name) *9-23-16*

C. Date of Delivery  
D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

- 3. Service Type
  - ☐ Adult Signature
  - ☐ Adult Signature Restricted Delivery
  - ☐ Certified Mail®
  - ☐ Certified Mail Restricted Delivery
  - ☐ Collect on Delivery
  - ☐ Collect on Delivery Restricted Delivery
  - ☐ Insured Mail
  - ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



**TOWN OF WAKEFIELD**  
TAX COLLECTOR  
2 HIGH STREET  
SANBORNSVILLE, NH 03872  
**Office Hours**  
MONDAY-FRIDAY 8:30AM - 4:00PM  
VIEW & PAY ONLINE AT: NHTAXKIOSK.COM  
(603) 522-6205

PARISON, JACOB T  
PO BOX 161  
EL PRADO, NM 87529

**OFFICE OF THE TAX COLLECTOR**  
**NOTICE OF IMPENDING TAX DEED**

Wednesday, September 14, 2016  
Levy Year: 2013

Pursuant to RSA 80:76, 80:77-a, you are hereby notified of the impending deed on the following property which you own or hold mortgage interest in:

**PROPERTY INFORMATION**

**OWNER(S) OF RECORD:** PARISON, JACOB T

**TAX MAP/LOT/SUB LOT:** 000021 001000 000000

**LOCATION:** 213 NEWFIELD ROAD

**DESCRIPTION:** 6.600 ACRES OF LAND WITH BUILDINGS

**AMOUNT DUE:** \$ 1,078.79

**DEED EXECUTION DATE:** MONDAY, OCTOBER 31, 2016

The impending deed is due to unpaid taxes, interest and penalties that were sold to lien on 09/25/2014. To prevent the execution of the Tax Deed for the Real Estate specified above, the amount due of \$ 1,078.79, including all interest and costs, must be paid in full on or before:

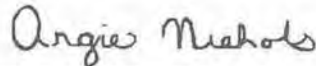
**Monday, October 31, 2016**

**By 1:00PM**

Contact the Office of the Tax Collector as noted above for the revised interest calculation if making payment prior to Monday, October 31, 2016. If paid after Monday, October 17, 2016, payment must be in the form of a bank check, certified check, or cash.

**Your right of redemption will expire on Monday, October 31, 2016.**

A Tax Deed will be issued the next business day for the above described Real Estate to the Municipality. If the Tax Deed is issued the legal interest of the owner, as well as the legal interests of mortgagees, will be extinguished subject to any rights available in RSA 80:88,89,90,91.



Collector of Taxes  
ANGIE NICHOLS

9/14/2016 8:50:35AM

# **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*

May 2, 2017

Mr. Jacob T. Parison  
PO Box 161  
El Prado, New Mexico 87529

Re: *Sale of Tax Deeded Property*  
*Location: 213 Newfield Road, Wakefield*  
*Tax Map 000021, Lot 001000*

Dear Mr. Parison:

The Town of Wakefield (hereinafter "Town") acquired title to the above-identified property (hereinafter "Property") for non-payment of taxes, by Tax Collector's Deed recorded on November 7, 2016.

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 to the highest bidder at 10:00 o'clock (morning) on Saturday, August 5, 2017. The auction will occur at the Wakefield Town Hall, 2 High Street, Wakefield, NH. Minimum deposit to qualify as a bidder is \$1,000.00. There is no minimum bid requirement. In addition to the successful bid amount, the successful bidder is required to pay a 10% buyer's premium based upon the successful bid amount.



## **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 written notice 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.<sup>1</sup> 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 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 sent by *certified mail, return receipt requested*, to:

Board of Selectmen  
Town of Wakefield  
2 High Street  
Wakefield, New Hampshire 03872

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.

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### <sup>1</sup> **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 10 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. (Note: The 10 percent penalty shall not apply “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” pursuant to RSA 80:89.)

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.

**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, 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.

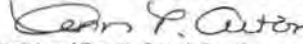
Very truly yours,



Richard D. Sager  
RDS/kr

cc: Randi Parison  
Client

Doc # 0000789 Jan 22, 2010 2:14 PM

  
 Register of Deeds, Carroll County
**WARRANTY DEED**

BE IT KNOWN that Sandra Lamusta, of 260 NW 38<sup>th</sup> Place, Pompano Beach, Florida 33064 for consideration paid, grants to Jacob T. Parison, of 259 Newfield Rd, East Wakefield, New Hampshire 03830, with warranty covenants the following described property:

A certain parcel of land situate in Wakefield, Carroll County, New Hampshire in that part of said Town commonly known as the Province Lake Section, being Parcel "A" as shown on a plan of land entitled "Property of Mrs. Eliza Russell, Wakefield, N.H. Lot #3 of Roberts Farm" dated June 1966 and recorded on May 29, 1974 at Plan Book 27, Page 38 Carroll County Registry of Deeds. Wakefield Planning Board approval was obtained on May 24, 1974. Said lot being more particularly bounded and described as follows:

Beginning at an iron pin on the northeasterly side of the Ossipee Road, so-called, and thence turning N 28 degrees E and running 1,175' to an iron pin; thence turning N 50 degrees E and running 315' to an iron pin; thence turning S 23 degrees W and running 1,471' to an iron pin on the northeasterly side of said Ossipee Road; thence turning N 62 degrees W and running 240' by said highway to the point of beginning. Containing 6.6 acres, more or less.

Meaning and intending to describe and convey the same premises conveyed to Sandra Lamusta by Carol Christensen by warranty deed dated August 29, 1995 and recorded on August 31, 1995 at Book 1625, Page 746 Carroll county Registry of Deeds.

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
***** THOUSAND 1 HUNDRED AND 50 DOLLARS	AMOUNT DEDUCTIBLE
01/22/2010	869530 \$ *****150.00
VOID IF ALTERED	

BK 2840 PG 0116

\*mailing address: PO Box 476, E. Wakefield, NH 03830

Executed this 31 day of JULY, 2009.



Sandra Lamusta

State of Florida

County of Broward

On this the 31 day of JULY, 2009, before me, personally appeared the above-subscribed, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that the above-subscribed executed the same for the purposes therein contained.



Notary Public/Justice of the Peace

NOTARY PUBLIC-STATE OF FLORIDA  
Cecelia W. Michel  
Commission #DD723917  
Expires: OCT. 10, 2011  
BONDED THRU ATLANTIC BONDING CO., INC.

My commission expires:

BK2840PG0117





[Upcoming Auctions](#)[Past Auctions](#)[Auction Calendar](#)[Auction Details](#)[About](#)[Contact Us](#)

# Property 7 – Newfield Road – TM 21-3

**Beautiful 7.1 Acre Parcel  
Adjacent to Property 6 with  
Historic Cemetery**

**Tax Assessment**

**Deed to Town & Related Info**

**Prior Owner Deed**

**Location**

---

**NEXT AUCTION: WAKEFIELD, NH**

**(08.05.17)**

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[Wakefield Overview Map](#)

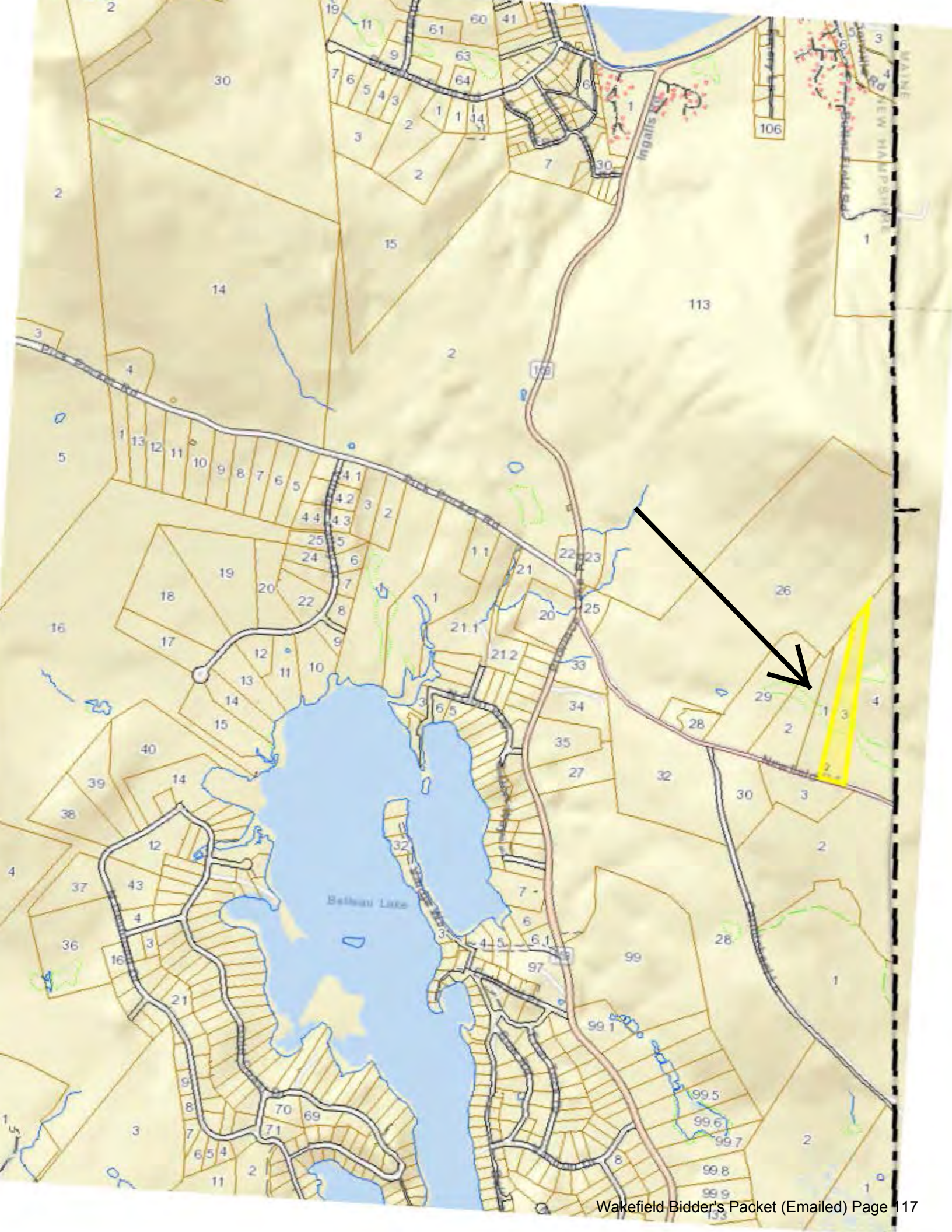
[Property 1 – 188 Burley Park Drive  
– TM 108-6](#)

[Property 2 – Wansor Road – TM  
113-8](#)

[Property 3 – 75 Dearborn Road –  
TM 110-30](#)

[Property 4 – Crystal Lane – TM  
214-13](#)

[Property 5 – Province Lake Island  
– TM 5-33](#)

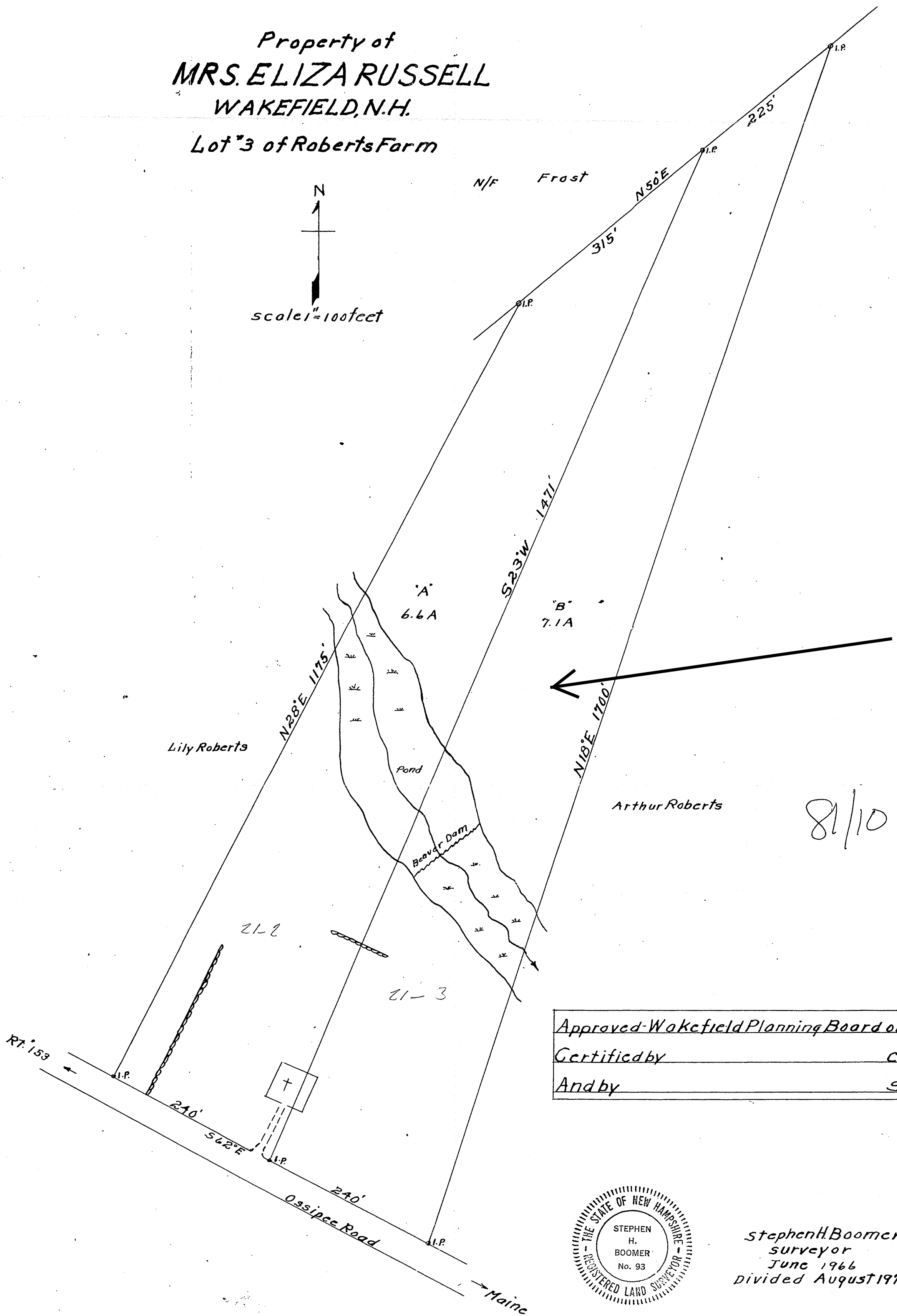
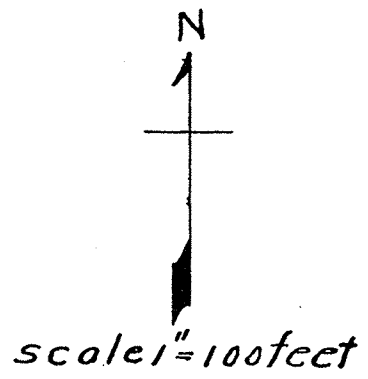






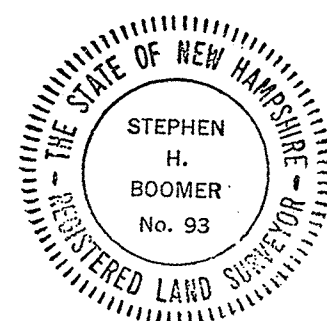


Property of  
**MRS. ELIZA RUSSELL**  
 WAKEFIELD, N.H.  
 Lot #3 of Roberts Farm



8/10

Approved Wakefield Planning Board on-	
Certified by	Chairman
And by	Secretary



Stephen H. Boomer  
 Surveyor  
 June 1966  
 Divided August 1973

21-1, 2

Map: 000021

Lot: 003000

Sub: 000000

Card: 1 of 1

NEWFIELD ROAD

WAKEFIELD

Printed: 06/26/2017

OWNER INFORMATION							SALES HISTORY							PICTURE			
WAKEFIELD T A P, TOWN OF  2 HIGH STREET  SANBORNVILLE, NH 03872							Date	Book	Page	Type	Price	Grantor					
							11/07/2016	3294	194	U V 35	TAX COLLECTORS DEED -						
							01/11/2008	2686	258	Q V	25,000	E C & D L RUSSELL					
LISTING HISTORY							NOTES										
11/05/13	BJLV	TOPO 80 X UNDEV 80 = 64 NO ELECTRICITY(OLDPID:000081 000011 000000)															
12/13/02	RBW																
11/16/88	RB																
EXTRA FEATURES VALUATION														MUNICIPAL SOFTWARE BY AVITAR			
Feature Type		Units	Lngh x Width		Size Adj	Rate	Cond	Market Value		Notes		WAKEFIELD ASSESSING OFFICE					
														PARCEL TOTAL TAXABLE VALUE			
Year		Building		Features		Land											
2015		\$ 0		\$ 0		\$ 22,300		Parcel Total: \$ 22,300									
2016		\$ 0		\$ 0		\$ 22,300		Parcel Total: \$ 22,300									
2017		\$ 0		\$ 0		\$ 22,300		Parcel Total: \$ 22,300									
LAND VALUATION																	
Zone: AGRAGRICULTURAL		Minimum Acreage: 5.00		Minimum Frontage: 200													
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem		SPI	R	Tax Value		Notes
EXEMPT-MUNIC		5.000 ac	51,000	C	80	100	100	100		50	20,400		0	N	20,400		
EXEMPT-MUNIC		1.100 ac	x 2,500	X	97					65	1,700		0	N	1,700		FAIR
EXEMPT-MUNIC		1.000 ac	x 2,500	X	97					10	200		0	N	200		WET
		7.100 ac									22,300				22,300		

Wakefield Bidder's Packet (Emailed) Page 121

Register of Deeds, Carroll County

*Lisa Scott*

## TAX COLLECTOR'S DEED KNOWN ALL MEN BY THESE PRESENTS

That I, ANGIE NICHOLS, Tax Collector for the Town of WAKEFIELD, in the County of CARROLL and the State of New Hampshire, for the year 2013 by the authority in me vested by the laws of the State, and for consideration received by the Town of WAKEFIELD, located at TAX COLLECTOR, 2 HIGH STREET, SANBORNVILLE, NH 03872, do hereby sell and convey to the Town of WAKEFIELD, a certain tract or parcel of land situated in the Town of WAKEFIELD, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2013 to:

**PARISON, JACOB T**

and described in the invoice books as:

**Map: 000021 Lot: 003000 Sublot: 000000**

**Located At NEWFIELD ROAD**

**Consisting of 7.100 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, in the State of New Hampshire on 09/25/2014, to have and to hold said Premises, with the appurtenances, to said Town's successors/heirs and assigns forever. And I hereby covenant with said Town, 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 4<sup>th</sup> day of November in the year of our Lord 2016.

*Angie Nichols*

ANGIE NICHOLS

Tax Collector, WAKEFIELD

State of New Hampshire, County of CARROLL, On 11-4-2016

ANGIE NICHOLS, the above named, personally appearing and acknowledged the foregoing instrument to be his/her voluntary act and deed. Before me

*Antoinette A. Bodah*

Antoinette A Bodah, Notary / TS.

My Commission expires: 10-1-2019



PK3294PG 194



## TOWN OF WAKEFIELD

TAX COLLECTOR  
2 HIGH STREET  
SANBORNVILLE, NH 03877  
Office Hours  
MONDAY-FRIDAY 9:30AM - 4:00PM

0001022-6285

## TOWN OF WAKEFIELD

TAX COLLECTOR  
PO BOX 627  
SANBORNVILLE, NH 03877  
Office Hours  
MONDAY-FRIDAY 9:30AM - 4:00PM

0001022-6285

PARSON, JACOB T  
PO BOX 161  
EL PRADO, NM 87529

OFFICE OF THE TAX COLLECTOR  
NOTICE OF DELINQUENT TAXES  
Monday, March 14, 2016

PARSON, JACOB T  
PO BOX 476  
EAST WAKEFIELD, NH 03830

OFFICE OF THE TAX COLLECTOR  
NOTICE OF DELINQUENT TAXES  
Thursday, March 19, 2015

All past due taxes and liens are listed below. For each, the tax and interest as of 08/26/2016 are listed. To avoid the initiation of the Tax Lien Process and associated additional expenses, you should pay the total amount due (tax and interest) on or before 08/26/2016 for all levies listed not already liened. Levies with "L" after the year were previously liened.

Please contact us for the revised amount due if payment is made before or after 08/26/2016. Payments made after 08/12/2016 should be by certified check, money order, or cash to ensure the avoidance of additional charges. The interest rate is 12% APR on property tax and 18% APR on yield tax, use change tax, gravel tax, and tax liens.

This notice is based on Town records as of 03/14/2016. Please notify us as soon as possible if you believe the information is not correct. Your cooperation is appreciated.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	*Total Due
2013L01	213 NEWFIELD ROAD	000021 001000 000000	\$ 731.21	\$ 279.78	\$ 1,010.99
2013L01	NEWFIELD ROAD	000021 001000 000000	\$ 143.07	\$ 76.46	\$ 219.53
2014L01	213 NEWFIELD ROAD	000021 001000 000000	\$ 1,584.19	\$ 289.50	\$ 1,873.69
2014L01	NEWFIELD ROAD	000021 001000 000000	\$ 327.17	\$ 81.21	\$ 408.38
2015P01	213 NEWFIELD ROAD	000021 001000 000000	\$ 692.00	\$ 96.01	\$ 788.01
2015P01	NEWFIELD ROAD	000021 001000 000000	\$ 142.00	\$ 19.70	\$ 161.70
2015P02	213 NEWFIELD ROAD	000021 001000 000000	\$ 728.00	\$ 59.60	\$ 787.60
2015P02	NEWFIELD ROAD	000021 001000 000000	\$ 149.00	\$ 12.20	\$ 161.20
			\$ 4,496.64	\$ 914.46	\$ 5,411.10

(\*Total Due Amounts as of 08/26/2016)

Total Per Diem: \$ 1,9362

Angie Nichols

Collector of Taxes  
ANGIE NICHOLS

## LEVY YEAR TAX TYPE INFORMATION

B - Betterment P - Property T - Timber Yield  
G - Gravel Yield R - Residence U - Use Change  
L - Lien S - Sewer W - Water

Please note that any 2013L taxes or prior, if left unpaid, will be subject to the Tax Deeding process as of 10/31/2016.

All past due taxes and liens are listed below. For each, the tax and interest as of 08/24/2015 are listed. To avoid the initiation of the Tax Lien Process and associated additional expenses, you should pay the total amount due (tax and interest) on or before 08/24/2015 by 2:00 PM for all levies listed not already liened. Levies with "L" after the year were previously liened.

Please contact us for the revised amount due if payment is made before or after 08/24/2015. Payments made after 08/10/2015 should be by certified check, money order, or cash to ensure the avoidance of additional charges. The interest rate is 12% APR on property tax and 18% APR on yield tax, use change tax, gravel tax, and tax liens.

This notice is based on Town records as of 03/19/2015. Please notify us as soon as possible if you believe the information is not correct. Your cooperation is appreciated.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	*Total Due
2013L01	213 NEWFIELD ROAD	000021 001000 000000	\$ 731.21	\$ 147.08	\$ 878.29
2013L01	NEWFIELD ROAD	000021 001000 000000	\$ 143.07	\$ 50.49	\$ 193.56
2014P01	213 NEWFIELD ROAD	000021 001000 000000	\$ 667.00	\$ 91.88	\$ 758.88
2014P01	NEWFIELD ROAD	000021 001000 000000	\$ 137.00	\$ 18.87	\$ 155.87
2014P02	213 NEWFIELD ROAD	000021 001000 000000	\$ 718.00	\$ 55.24	\$ 773.24
2014P02	NEWFIELD ROAD	000021 001000 000000	\$ 147.00	\$ 11.31	\$ 158.31
			\$ 2,543.28	\$ 374.87	\$ 2,918.15

(\*Total Due Amounts as of 08/24/2015)

Total Per Diem: \$ 0.9799

Angie Casperonis

Collector of Taxes  
ANGIE CASPERONIS

Please note that any 2012L taxes or prior, if left unpaid, will be subject to the Tax Deeding process as of 10/30/2015.

## Town of Wakefield Real Estate Tax Bill

SECOND BILL

Tax Collectors's Office  
PO Box 623, Sanbornville NH 03872

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2014	2014P02056805	11/28/2014	12%	12/31/2014
MAP/PARCEL	LOCATION OF PROPERTY	ACRES		
000021-003000-000000	NEWFIELD ROAD	7.100		
OWNER OF RECORD		CURRENT AMOUNT DUE		

\$ 469.38

AMOUNT ENCLOSED

PARSON, JACOB T  
PO BOX 476  
EAST WAKEFIELD NH 03830

123100120150000210030000000005680500000469386

Please detach and return above stub with your payment

## Town of Wakefield Real Estate Tax Bill

SECOND BILL

Tax Collectors's Office  
PO Box 623, Sanbornville NH 03872

OFFICE HOURS  
Monday - Friday  
8:30 AM - 4 PM

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2014	2014P02056805	11/28/2014	12%	12/31/2014
MAP/PARCEL	LOCATION OF PROPERTY	ACRES		
000021-003000-000000	NEWFIELD ROAD	7.100		
OWNER OF RECORD		GROSS ANNUAL TAX		

284.00

CREDITS

0.00

ABATED / PAID

0.00

PAST DUE

322.38

AMOUNT DUE

\$ 469.38

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION	
Municipal 3.21	Municipal 71.56	LAND 22,300	
Local School 5.99	Local School 133.31	BUILDINGS 0	
State Edu. 2.41	State Edu. 53.72	CURR USE 0	
County 1.14	County 25.41		
<b>TOTAL 12.74</b>	<b>TOTAL 284.00</b>	<b>NET VALUE 22,300</b>	

### INFORMATION TO TAXPAYERS

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### PAYMENT POLICIES

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12% APR Interest Charged After 12/31/2014 | PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

## Town of Wakefield Real Estate Tax Bill

FIRST BILL

Tax Collectors's Office  
PO Box 623, Sanbornville NH 03872

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2015	2015P01056701	5/15/2015	12%	7/1/2015
MAP/PARCEL	LOCATION OF PROPERTY	ACRES		
000021-003000-000000	NEWFIELD ROAD	7.100		
OWNER OF RECORD		CURRENT AMOUNT DUE		

\$ 640.89

AMOUNT ENCLOSED

PARSON, JACOB T  
PO BOX 476  
EAST WAKEFIELD NH 03830

YOU CAN NOW VIEW AND PAY YOUR  
BILL ONLINE AT [WWW.NHTAXKIOSK.COM](http://WWW.NHTAXKIOSK.COM)

Please detach and return above stub with your payment

## Town of Wakefield Real Estate Tax Bill

FIRST BILL

Tax Collectors's Office  
PO Box 623, Sanbornville NH 03872

OFFICE HOURS  
Monday - Friday  
8:30 AM - 4 PM

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2015	2015P01056701	5/15/2015	12%	7/1/2015
MAP/PARCEL	LOCATION OF PROPERTY	ACRES		
000021-003000-000000	NEWFIELD ROAD	7.100		
OWNER OF RECORD		GROSS ANNUAL TAX		

142.00

CREDITS

0.00

ABATED / PAID

0.00

PAST DUE

498.89

AMOUNT DUE

\$ 640.89

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION	
Municipal 1.60	Municipal 35.67	LAND 22,300	
Local School 2.99	Local School 66.65	BUILDINGS 0	
State Edu. 1.21	State Edu. 26.97	CURR USE 0	
County 0.57	County 12.71		
<b>TOTAL 6.37</b>	<b>TOTAL 142.00</b>	<b>NET VALUE 22,300</b>	

### INFORMATION TO TAXPAYERS

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12% APR Interest Charged After 7/1/2015 | PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794



Please detach and return with your payment.  
**Town of Wakefield Real Estate Tax Bill**

100919-000002

First Bill				
TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P01056804	5/29/2013	12.00%	7/1/2013
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000021-003000-000000		NEWFIELD ROAD		7.100
OWNER OF RECORD			CURRENT AMOUNT DUE	
PARISON, JACOB T PO BOX 476 EAST WAKEFIELD, NH 03830			\$152.00	
			AMOUNT ENCLOSED	

1231007201300002100300000000005680400000152005

**Town of Wakefield Real Estate Tax Bill**  
 PO BOX 623, Sanbornville, NH 03872

First Bill				
TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P01056804	5/29/2013	12.00%	7/1/2013
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000021-003000-000000		NEWFIELD ROAD		7.100
OWNER OF RECORD			1/2 TAX AT 2012 RATE	
PARISON, JACOB T PO BOX 476 EAST WAKEFIELD, NH 03830			Estimated Tax 1st Issue \$152.00	

**AMOUNT DUE 7/1/2013 \$152.00**

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal \$1.33	Municipal \$33.92	Buildings 0
Local School \$2.97	Local School \$75.74	Land Value 25.500
Education Tax \$1.16	Education Tax \$29.58	C Use Credit 0
County \$0.52	County \$12.76	
<b>TOTAL \$5.98</b>	<b>TOTAL \$152.00</b>	<b>NET VALUE 25,500</b>

\*\*\*AMOUNT PAST DUE\*\*\*  
 \$755.69

INFORMATION TO TAXPAYERS	PAYMENT POLICIES
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OFFICE HOURS: Monday - Friday 8:30 AM - 4 PM  
 PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

**Town of Wakefield Real Estate Tax Bill**

SECOND BILL

Tax Collectors' Office  
 PO Box 623, Sanbornville NH 03872

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P02056903	11/14/2013	12%	12/23/2013
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000021-003000-000000		NEWFIELD ROAD		7.100
OWNER OF RECORD			CURRENT AMOUNT DUE	

\$ 122.00

PARISON, JACOB T  
 PO BOX 476  
 EAST WAKEFIELD NH 03830

344

AMOUNT ENCLOSED

123101220130000210030000000005690300000122008

Please detach and return above stub with your payment

**Town of Wakefield Real Estate Tax Bill**

SECOND BILL

Tax Collectors' Office  
 PO Box 623, Sanbornville NH 03872

OFFICE HOURS  
 Monday - Friday  
 8:30 AM - 4 PM

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2013	2013P02056903	11/14/2013	12%	12/23/2013
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000021-003000-000000		NEWFIELD ROAD		7.100
OWNER OF RECORD			GROSS ANNUAL TAX	

PARISON, JACOB T  
 PO BOX 476  
 EAST WAKEFIELD NH 03830

274.00

CREDITS

0.00

ABATED / PAID

0.00

PAST DUE

0.00

AMOUNT DUE

\$ 122.00

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal 2.91	Municipal 64.93	LAND 22,300
Local School 5.81	Local School 129.64	BUILDINGS 0
State Edu. 2.49	State Edu. 55.56	CURR USE 0
County 1.07	County 23.87	
<b>TOTAL 12.28</b>	<b>TOTAL 274.00</b>	<b>NET VALUE 22,300</b>

INFORMATION TO TAXPAYERS	PAYMENT POLICIES
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12% APR Interest Charged After 12/23/2013 | PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

## Town of Wakefield Real Estate Tax Bill

FIRST BILL

Tax Collectors's Office  
PO Box 623, Sanbornville NH 03872

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2014	2014P01056906	5/14/2014	12%	7/1/2014
MAP/PARCEL	LOCATION OF PROPERTY			ACRES
000021-003000-000000	NEWFIELD ROAD			7.100
OWNER OF RECORD			CURRENT AMOUNT DUE	

\$ 266.62

AMOUNT ENCLOSED

PARSON, JACOB T  
PO BOX 476  
EAST WAKEFIELD NH 03830

1231007201400002100300000000005690600000266624

Please detach and return above stub with your payment

## Town of Wakefield Real Estate Tax Bill

FIRST BILL

Tax Collectors's Office  
PO Box 623, Sanbornville NH 03872

OFFICE HOURS  
Monday - Friday  
8:30 AM - 4 PM

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2014	2014P01056906	5/14/2014	12%	7/1/2014
MAP/PARCEL	LOCATION OF PROPERTY			ACRES
000021-003000-000000	NEWFIELD ROAD			7.100
OWNER OF RECORD				GROSS ANNUAL TAX

137.00

CREDITS

0.00

ABATED / PAID

0.00

PAST DUE

129.62

AMOUNT DUE

\$ 266.62

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal 1.46	Municipal 32.58	LAND 22,300
Local School 2.91	Local School 64.93	BUILDINGS 0
State Edu. 1.24	State Edu. 29.67	CURR USE 0
County 0.53	County 11.83	
<b>TOTAL</b> 6.14	<b>TOTAL</b> 137.00	<b>NET VALUE</b> 22,300

### INFORMATION TO TAXPAYERS

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12% APR Interest Charged After 7/1/2014 | PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

## Town of Wakefield Real Estate Tax Bill

SECOND BILL

Tax Collectors's Office  
PO Box 623, Sanbornville NH 03872

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2015	2015P02057007	11/12/2015	12%	12/21/2015
MAP/PARCEL		LOCATION OF PROPERTY	ACRES	
000021-003000-000000		NEWFIELD ROAD	7.100	
OWNER OF RECORD			CURRENT AMOUNT DUE	

\$ 869.25

AMOUNT ENCLOSED

PARSON, JACOB T  
PO BOX 161  
EL PRADO NM 87529

YOU CAN NOW VIEW AND PAY YOUR  
BILL ONLINE AT [WWW.NHTAXKIOSK.COM](http://WWW.NHTAXKIOSK.COM)

Please detach and return above stub with your payment

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SECOND BILL

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PO Box 623, Sanbornville NH 03872

OFFICE HOURS  
Monday - Friday  
8:30 AM - 4 PM

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2015	2015P02057007	11/12/2015	12%	12/21/2015
MAP/PARCEL	LOCATION OF PROPERTY			ACRES
000021-003000-000000	NEWFIELD ROAD			7.100
OWNER OF RECORD				GROSS ANNUAL TAX

291.00

CREDITS

0.00

ABATED / PAID

0.00

PAST DUE

720.25

AMOUNT DUE

\$ 869.25

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION
Municipal 1.25	Municipal 72.42	LAND 22,300
Local School 6.04	Local School 134.58	BUILDINGS 0
State Edu. 2.39	State Edu. 53.25	CURR USE 0
County 1.38	County 30.75	
<b>TOTAL</b> 13.06	<b>TOTAL</b> 291.00	<b>NET VALUE</b> 22,300

### INFORMATION TO TAXPAYERS

IF YOU ARE ELDERLY, DISABLED, BLIND, A VETERAN OR VETERAN'S SPOUSE, OR UNABLE TO PAY TAXES DUE TO POVERTY OR OTHER GOOD CAUSE, YOU MAY BE ELIGIBLE FOR A TAX EXEMPTION, CREDIT, ABATEMENT OR DEFERRAL. FOR DETAILS AND APPLICATION INFORMATION, CONTACT THE ASSESSOR'S OFFICE. YOU MUST BE A WAKEFIELD RESIDENT TO QUALIFY FOR EXEMPTIONS.

THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF THE NOTICE OF TAX AND NOT AFTERWARD, APPLY IN WRITING TO THE SELECTMEN/ASSESSORS FOR A TAX ABATEMENT OR DEFERRAL.

### PAYMENT POLICIES

Make check or money order payable to Town of Wakefield.

Post-dated checks cannot be accepted, and shall be returned to tax payer. When payment is made by mail and a receipt is desired, please send entire bill and a self addressed stamped envelope with your payment. When paying in person, bring entire bill.

If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason. Your cancelled check is a valid receipt for federal income tax purposes. Payment of this bill does not prevent the collection of previous unpaid taxes nor does an error in the name of the person(s) taxed prevent collection.

If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill. If your mortgage company is to pay any portion of the entire bill, then it is your responsibility to send this bill to that company to insure proper and timely payment.

12% APR Interest Charged After 12/21/2015 | PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794



# Town of Wakefield Real Estate Tax Bill

Bill 1 of 2

Tax Collector's Office  
2 High Street, Sanbornville NH 03872

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2016	2016P01056903	5/18/2016	12%	7/1/2016
MAP/PARCEL		LOCATION OF PROPERTY	ACRES	
000021-003000-000000		NEWFIELD ROAD	7.100	
OWNER OF RECORD			CURRENT AMOUNT DUE	

\$ 1,078.47

AMOUNT ENCLOSED

PARISON, JACOB T  
PO BOX 161  
EL PRADO NM 87529

339

YOU CAN NOW VIEW AND PAY YOUR  
BILL ONLINE AT [WWW.NHTAXKIOSK.COM](http://WWW.NHTAXKIOSK.COM)

Please detach and return above stub with your payment

# Town of Wakefield Real Estate Tax Bill

FIRST BILL

Tax Collector's Office  
2 High Street, Sanbornville NH 03872

OFFICE HOURS  
Monday - Friday  
8:30 AM - 4 PM

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2016	2016P01056903	5/18/2016	12%	7/1/2016
MAP/PARCEL		LOCATION OF PROPERTY		ACRES
000021-003000-000000		NEWFIELD ROAD		7.100
OWNER OF RECORD				1st ISSUE TAX

146.00

CREDITS

0.00

ABATED / PAID

0.00

PAST DUE

932.47

AMOUNT DUE

\$ 1,078.47

TAX RATE PER \$1000	TAX DOLLARS BY RATE	ASSESSED VALUATION	
Municipal 1.63	Municipal 36.44	LAND	22,300
Local School 3.02	Local School 67.52	BUILDINGS	0
State Edu. 1.19	State Edu. 26.61	CURR USE	0
County 0.63	County 15.43		
<b>TOTAL</b> 6.53	<b>TOTAL</b> 146.00	<b>NET VALUE</b>	22,300

## INFORMATION TO TAXPAYERS

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THE TAXPAYER MAY, BY MARCH 1 FOLLOWING THE DATE OF THE NOTICE OF TAX AND NOT AFTERWARD, APPLY IN WRITING TO THE SELECTMEN/ASSESSORS FOR A TAX ABATEMENT OR DEFERRAL.

## PAYMENT POLICIES

Make check or money order payable to Town of Wakefield.

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If this bill is paid by check or money order, it is not considered paid until the check or money order has cleared the bank. Fees shall be applied for any payment returned by the bank for any reason. Your cancelled check is a valid receipt for federal income tax purposes. Payment of this bill does not prevent the collection of previous unpaid taxes nor does an error in the name of the person(s) taxed prevent collection.

If you are not the present owner of this property, please forward to the proper owner. The Tax Collector is not responsible for payment on the wrong tax bill. If your mortgage company is to pay any portion of the entire bill, then it is your responsibility to send this bill to that company to insure proper and timely payment.

12% APR Interest Charged After 7/1/2016 | PHONE: (603) 522-6205 ext. 305 | FAX: (603) 522-6794

7013 1710 0001 1869 6300



CERTIFIED MAIL

Tax Collector  
Town of Wakefield  
P.O. Box 623  
Sanbornville, NH 03872



7013 1710 0001 1869 6300



PARISON, JACOB T  
PO BOX 476  
EAST WAKEFIELD, NH 03830

NAME

013 CB 1005 7289/08/14

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

038300476 8003  
233 03272 08625

BC: 03872062325 \*184-07862-12-44

(603)522-6205

Tuesday, August 12, 2014

Please Note: If you have filed for bankruptcy please see back of notice for important information.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2013P02	213 NEWFIELD ROAD	000021 001000 000000	\$ 636.00	\$ 57.71	\$ 19.00	\$ 712.71
2013P02	NEWFIELD ROAD	000021 003000 000000	\$ 122.00	\$ 11.07	\$ 2.00	\$ 135.07
			<b>\$ 758.00</b>	<b>\$ 68.78</b>	<b>\$ 21.00</b>	<b>\$ 847.78</b>

(\*Total Due Amounts as of 09/25/2014)

Angie Casperano

Collector of Taxes  
ANGIE CASPERONIS

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p><input type="checkbox"/> Complete Items 1, 2, and 3.</p> <p><input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.</p> <p><input type="checkbox"/> Attach this card to the back of the multipiece, <i>unless the front of it already permits.</i></p> <p>PAYMENT: <u>AA/PA</u>            10/01/95 \$40            10/01/95 \$20</p>	<p>A. Signature: <u>[Signature]</u> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery <u>8/2/95</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <i>If YES, enter delivery address below:</i> _____</p>
 9590 9403 0591 5183 7218 07	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input checked="" type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation®</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery <input type="checkbox"/> Restricted Delivery</p> <p><small>Item 3/2/95</small></p>

[illegible]

**TOWN OF WAKEFIELD**

TAX COLLECTOR  
PO BOX 623  
SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 8:30AM - 4:00PM  
(603)522-6205

PARISON, JACOB T  
PO BOX 161  
EL PRADO, NM 87529

OFFICE OF THE TAX COLLECTOR  
NOTICE OF IMPENDING LIEN  
Monday, August 24, 2015

In accordance with RSA (80:60, 80:77, 80:77a), you are hereby notified of IMPENDING TAX LIEN(s) against the real estate taxed to you as listed below. If payment in full is not received on or before **Friday, September 25, 2015 by 2:00 PM**, I shall EXECUTE A TAX LIEN(s) on the real estate listed. Payments received after **Friday, September 11, 2015** must be cash, certified check or money order to prevent execution of the lien as well as any additional costs.

If the total amounts are not paid before the date stated above, a "REAL ESTATE TAX LIEN" will be executed to the Municipality and recorded in the County Registry of Deeds. This tax lien will entitle the Municipality to legal interest in the property described below unless, within two (2) years of the execution of the tax lien, the property is redeemed by payment of the amount(s) listed below plus all accrued interest and costs. If you have any questions, please call for assistance. **If the payment is made before the date and time listed above, call our office for the correct interest amount.**

Please Note: If you have filed for bankruptcy please see back of notice for important information.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2014P01	213 NEWFIELD ROAD	000021 001000 000000	\$ 667.00	\$ 98.90	\$ 19.00	\$ 784.90
2014P01	NEWFIELD ROAD	000021 003000 000000	\$ 137.00	\$ 20.31	\$ 2.00	\$ 159.31
2014P02	213 NEWFIELD ROAD	000021 001000 000000	\$ 718.00	\$ 62.79	\$ 0.00	\$ 780.79
2014P02	NEWFIELD ROAD	000021 003000 000000	\$ 147.00	\$ 12.86	\$ 0.00	\$ 159.86
			<b>\$ 1,669.00</b>	<b>\$ 194.86</b>	<b>\$ 21.00</b>	<b>\$ 1,884.86</b>

(\*Total Due Amounts as of 09/25/2015)

*Angie Casperonis*

Collector of Taxes  
ANGIE CASPERONIS

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PARISON, JACOB T  
PO BOX 161  
EL PRADO, NM 87529



9590 9402 1937 6123 8165 66

2. Article Number (Transfer from service label)

7016 0340 0000 4032 6516

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☒ X ☐ Agent  
B. Received by (Printed Name) ☐ Addressee  
C. Date of Delivery 9-2-16

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type ☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☒ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Return Receipt for Merchandise  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

7016 0340 0000 4032 6516

PS Form 3811, July 2015 PSN 7530-02-000-9053

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U.S. Postal Service™



**TOWN OF WAKEFIELD**  
TAX COLLECTOR  
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SANBORNVILLE, NH 03872  
Office Hours  
MONDAY-FRIDAY 8:30AM - 4:00PM  
VIEW & PAY ONLINE AT: [NHTASKBOOK.COM](http://NHTASKBOOK.COM)  
(603) 522-6205

PARSON, JACOB T  
PO BOX 161  
EL PRADO, NM 87529

OFFICE OF THE TAX COLLECTOR  
NOTICE OF IMPENDING LIEN  
Monday, August 29, 2016

In accordance with RSA (80:60, 80:77, 80:77a), you are hereby notified of IMPENDING TAX LIEN(s) against the real estate taxed to you as listed below. **If payment in full is not received on or before Friday, September 30, 2016 by 2:00 PM, I shall EXECUTE A TAX LIEN(s) on the real estate listed.** Payments received after Friday, September 16, 2016 must be cash, certified check or money order to prevent execution of the lien as well as any additional costs.

If the total amounts are not paid before the date stated above, a "REAL ESTATE TAX LIEN" will be executed to the Municipality and recorded in the County Registry of Deeds. This tax lien will entitle the Municipality to legal interest in the property described below unless, within two (2) years of the execution of the tax lien, the property is redeemed by payment of the amount(s) listed below plus all accrued interest and costs. If you have any questions, please call for assistance. **If the payment is made before the date and time listed above, call our office for the correct interest amount.**

Please Note: If you have filed for bankruptcy please see back of notice for important information.

Levy Year	Property Location	Map Lot Sub	Tax Amount	Int/Pen	Costs	*Total Due
2015P01	213 NEWFIELD ROAD	000021 001000 000000	\$ 692.00	\$ 103.97	\$ 19.00	\$ 814.97
2015P01	NEWFIELD ROAD	000021 003000 000000	\$ 142.00	\$ 21.34	\$ 2.00	\$ 165.34
2015P02	213 NEWFIELD ROAD	000021 001000 000000	\$ 728.00	\$ 67.97	\$ 0.00	\$ 795.97
2015P02	NEWFIELD ROAD	000021 003000 000000	\$ 149.00	\$ 13.91	\$ 0.00	\$ 162.91
			<b>\$ 1,711.00</b>	<b>\$ 207.19</b>	<b>\$ 21.00</b>	<b>\$ 1,939.19</b>

**LEVY YEAR TAX TYPE INFORMATION**

B - Betterment    P - Property    T - Timber Yield  
G - Gravel Yield    R - Residence    U - Use Change  
L - Lien    S - Sewer    W - Water

(\*Total Due Amounts as of 09/30/2016)

*Angie Nichols*

Collector of Taxes  
ANGIE NICHOLS

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>PARSON, JACOB T  PO BOX 161  EL PRADO, NM 87529</p>		<p>A. Signature  <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>9-23-16</i></p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No  If YES, enter delivery address below:</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>		<p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>9590 9402 1937 6123 8153 09</p> <p>7016 0340 0000 4032 9836</p> <p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p>		<p>Domestic Return Receipt</p>	

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Extra Services & Fees (check box, and fee, if appropriate)

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postmark Here

SEP 14 2016

PARSON, JACOB T  
PO BOX 161  
EL PRADO, NM 87529

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



**TOWN OF WAKEFIELD**  
TAX COLLECTOR  
2 HIGH STREET  
SANBORNVILLE, NH 03872  
**Office Hours**  
MONDAY-FRIDAY 8:30 AM - 4:00 PM  
VIEW & PAY ONLINE AT [NH.TAXKIOSK.COM](http://NH.TAXKIOSK.COM)  
(603) 522-6205

PARISON, JACOB T  
PO BOX 161  
EL PRADO, NM 87529

**OFFICE OF THE TAX COLLECTOR  
NOTICE OF IMPENDING TAX DEED**

Wednesday, September 14, 2016  
Levy Year: 2013

Pursuant to RSA 80:76, 80:77-a, you are hereby notified of the impending deed on the following property which you own or hold mortgage interest in:

**PROPERTY INFORMATION**

**OWNER(S) OF RECORD:** PARISON, JACOB T

**TAX MAP/LOT/SUB LOT:** 000021 003000 000000

**LOCATION:** NEWFIELD ROAD

**DESCRIPTION:** 7.100 ACRES OF LAND

**AMOUNT DUE:** \$ 268.19

**DEED EXECUTION DATE:** MONDAY, OCTOBER 31, 2016

The impending deed is due to unpaid taxes, interest and penalties that were sold to lien on 09/25/2014. To prevent the execution of the Tax Deed for the Real Estate specified above, the amount due of \$ 268.19, including all interest and costs, must be paid in full on or before:

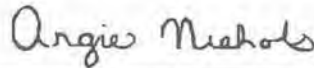
**Monday, October 31, 2016**

**By 1:00PM**

Contact the Office of the Tax Collector as noted above for the revised interest calculation if making payment prior to Monday, October 31, 2016. If paid after Monday, October 17, 2016, payment must be in the form of a bank check, certified check, or cash.

**Your right of redemption will expire on Monday, October 31, 2016.**

A Tax Deed will be issued the next business day for the above described Real Estate to the Municipality. If the Tax Deed is issued the legal interest of the owner, as well as the legal interests of mortgagees, will be extinguished subject to any rights available in RSA 80:88,89,90,91.



Collector of Taxes  
ANGIE NICHOLS

9/14/2016 8:50:35AM

**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*

May 2, 2017

Mr. Jacob T. Parison  
PO Box 161  
El Prado, New Mexico 87529

Re: *Sale of Tax Deeded Property*  
*Location: Newfield Road, Wakefield*  
*Tax Map 000021, Lot 003000*

Dear Mr. Parison:

The Town of Wakefield (hereinafter "Town") acquired title to the above-identified property (hereinafter "Property") for non-payment of taxes, by Tax Collector's Deed recorded on November 7, 2016.

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 to the highest bidder at 10:00 o'clock (morning) on Saturday, August 5, 2017. The auction will occur at the Wakefield Town Hall, 2 High Street, Wakefield, NH. Minimum deposit to qualify as a bidder is \$1,000.00. There is no minimum bid requirement. In addition to the successful bid amount, the successful bidder is required to pay a 10% buyer's premium based upon the successful bid amount.

## **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 written notice 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.<sup>1</sup> 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 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 sent by *certified mail, return receipt requested*, to:

Board of Selectmen  
Town of Wakefield  
2 High Street  
Wakefield, New Hampshire 03872

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.

---

### <sup>1</sup> **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 10 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. (Note: The 10 percent penalty shall not apply “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” pursuant to RSA 80:89.)

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.

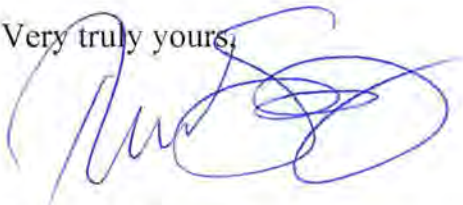
**3. Effect of Repurchase by Former Owner (RSA 80:89, III – IV)**

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, 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,



Richard D. Sager  
RDS/kr

cc: Randi Parison  
Client

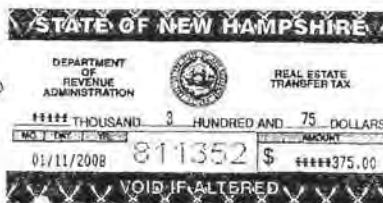


0000409

CARROLL COUNTY REGISTRY

2008 JAN 11 AM 11:50

REGISTER OF DEEDS



## WARRANTY DEED

Edward C. Russell and Darlene L. Russell, husband and wife, both of 16 Whispering Court, Bardonia, New York 10954, for consideration paid, grant to Jacob T. Parison, a single person, having a mailing address of P. O. Box 476, East Wakefield, New Hampshire 03830, WITH WARRANTY COVENANTS, the following:

A certain parcel of land situate in Wakefield, County of Carroll and State of New Hampshire, in that part of said Town commonly known as the Province Lake Section, bounded and described as follows:

Beginning at an iron pin on the northeasterly side of the Ossipee Road, so-called, thence running North 23° East and running 1,471 feet to an iron pin; thence turning North 50° East and running 225 feet to an iron pin; thence turning South 18° West and running 1700 feet to an iron pin on the northeasterly side of said Ossipee Road; thence turning by said highway North 62° West and running 240 feet to an iron pin, the point of beginning.

Containing 7.1 acres, more or less.

Meaning and intending to convey Parcel "B" as depicted on Plan entitled "Property of Mrs. Eliza Russell, Wakefield, N.H." dated June 1966, divided August 1973 by Stephen H. Boomer, recorded on May 29, 1974 at Plan Book 27, Page 38, at the Carroll County Registry of Deeds.

Meaning and intending to convey the same premises conveyed to Edward C. Russell and Darlene L. Russell by deed of Eliza Roberts Russell dated May 31, 1974 and recorded in the Carroll County Registry of Deeds at Book 571, Page 235.

The above described property is land only and is not the homestead premises of the Grantors.

Signed this 17 day of December, 2007.

Angela Suarez  
Witness

Angela Suarez  
Witness

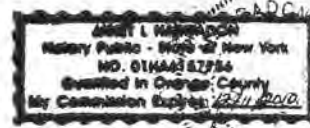
Edward C Russell  
Edward C. Russell

Darlene L Russell  
Darlene L. Russell

STATE OF new York  
COUNTY OF Rockland

On this 17 day of December, 2007, the above named Edward C. Russell and Darlene L. Russell personally appeared, before me, and acknowledged the within instrument as their voluntary act and deed.

Janet L. Haydon  
Notary Public  
My Commission Expires: Dec 11, 2010



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