



## TOWN OF SALEM, NEW HAMPSHIRE

33 GEREMONTY DRIVE, SALEM, NH 03079

(603) 890-2107 · FAX: (603) 890-2220

[www.salemnh.gov](http://www.salemnh.gov)

*Served by certified mail, address service requested, return receipt requested.*

### Notice of Offering for Sale or Conveyance

**RSA 80:89**

May 5, 2021



On April 23, 2021, a Tax Collector's deed for property located at 4 Mulberry Road, Salem, NH was issued to the Town of Salem, NH for non-payment of 2018 property taxes. This deed conveyed 100% ownership of the property to the Town of Salem, NH. A copy of the recorded deed is included with this correspondence.

In accordance with RSA 80:89, the enclosed repurchase calculation has been prepared. You have 30 days from the date of this letter to notify the Town of Salem, NH via certified mail, returned receipt, of your intent to repurchase, stating that you are ready, willing and able to pay the repurchase amount in full. Within 30 days from notifying the Town of your intent to repurchase, the purchase must be finalized; otherwise, the Town will proceed with its offering for sale and disposition of the property.

If you have questions on the repurchase of this property, including information on the amount of back taxes, interest, costs, and penalties payable to repurchase the property, please call the Tax Collector, Town of Salem, NH at 603-890-2109.

Regards,

A handwritten signature in black ink, appearing to read "Chris Dillon".

Christopher A. Dillon  
Town Manager

cc: Tax Collector

Enclosures: Tax Deed  
Repurchase Calculation



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*Served by certified mail, address service requested, return receipt requested.*

### Notice of Offering for Sale or Conveyance

NH RSA 80:89

October 12, 2021



On May 5, 2021, you were notified via certified mail, U.S. Mail, and/or Hand Delivery that the Town of Salem accepted a Tax Collector's deed for property located at 4 Mulberry Road, Salem, NH and a deed was issued to the Town of Salem, NH for non-payment of 2018 property taxes. The Tax Collector's deed conveyed 100% ownership of the property to the Town. A copy of the recorded deed is included with this correspondence.

The May 5, 2021 letter, further notified you that within 30 days from the date of the letter, if it was your intention to repurchase the property, you were to send a letter to the Town of Salem, NH via certified mail, returned receipt, of your intent to repurchase, stating you were ready, willing and able to pay the repurchase amount in full; otherwise, the Town would proceed with its offering for sale and disposition of the property.

The Town of Salem, NH regrets to inform you that since we have not heard from you relative to the repurchase of the property, please consider this formal notice the Town will, within 30 days, begin the process to auction the property located at 4 Mulberry Road, Salem, NH.

At this time, you still have an opportunity to repurchase the property. If it is your intention to repurchase the property, it is important you contact the Tax Collector immediately for questions on how to repurchase this property, including information on the amount of back taxes, interest, costs, and any penalties payable to repurchase the property. You may reach the Salem Tax Collector at 603-890-2109.

Regards,

A handwritten signature in black ink, appearing to read "Chris Dillon".

Christopher A. Dillon  
Town Manager

cc: Tax Collector

Enclosures: Tax Deed  
May 5, 2021 Letter of Notification

*Cathy Ann Tracy*

RECORDING  
SURCHARGE

14.00  
2.00



*Ew*  
*Salem Tax Collector*

## KNOW ALL MEN BY THESE PRESENTS

That I, Martha D. Breen, Tax Collector of the Town/City of Salem in the County of Rockingham, and State of New Hampshire, for the year 2021, by the authority in me vested by the laws of the State, and in consideration of \$1.00 and other valuable consideration to me paid by the Town of Salem, located at 33 Geremonty Drive do hereby sell and convey to the said Town of Salem successors/heirs and assigns a certain tract or parcel of land situated in the Town of Salem, NH, aforesaid, to have and to hold with appurtenances forever, taxed by the Assessing Officials in 2018 to [REDACTED] located at 4 Mulberry Road and described in the Invoice Books as:

Land and building: 4 Mulberry Road  
Known as Map 119, Lot 9157  
Land approximately: .37 acres  
Deeded for 100% common and undivided interest.

Meaning and intending to describe and convey the same premises conveyed to [REDACTED] dated October 1, 1991 and recorded in the Rockingham County Registry of Deeds in Book 2894, Page 0257.

This deed is the result of the tax lien execution held at the Municipal Office Building located at 33 Geremonty Drive in the Town of Salem, New Hampshire on the 19 day of March 2019, and I hereby covenant with the said Town of Salem 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 the manner aforesaid.

**In Witness Whereof**, I have hereunto set my hand and seal, the 19 day of April, in the year of our Lord 2021.

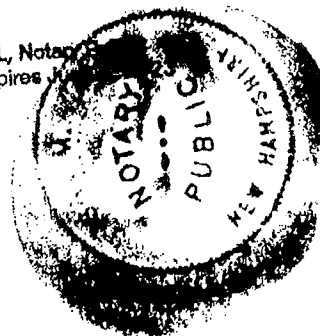
*Martha D Breen*  
Martha D. Breen, Tax Collector

State of New Hampshire Rockingham ss. April 19, 2021

Personally appearing Martha D. Breen above named and  
acknowledged the foregoing instrument to be his voluntary act and deed. Before me

Susan M. Wall  
Justice of the Peace  
Notary Public

SUSAN M. WALL, Notary  
My Commission Expires



**TOWN OF SALEM, NH**  
**Estimate of Payoff Calculations - Tax Deed Property**

		Map/Lot:	119/9157
		Address:	4 Mulberry Road
Levy year Deeded:	2018	Book/Page:	6269/0085
		Date of Recording:	April 23, 2021
Payoff Date:	June 4, 2021	Assessed Value:	\$ 270,000.00
		Year of Value:	2020

A. Total Amounts Owed at Deeding-18% for 2017, 2018 (14% for 2019 & 2020)

Year	Principal	Interest	Costs	Total
2017	\$ 5,771.88	\$ 3,216.43	\$ 104.00	\$ 9,092.31
2018	\$ 6,213.01	\$ 2,347.02	\$ 110.00	\$ 8,670.03
2019	\$ 6,204.71	\$ 956.72	\$ 3.50	\$ 7,164.93
2020	\$ 6,240.82	\$ 26.33	\$ 8.00	\$ 6,275.15

42 Days - deed to payoff \$ 9.77 per day \$ 410.20

Total Prior: \$ 24,430.42 \$ 6,956.70 \$ 225.50 \$ 31,612.62

B. Subsequent Taxes accrued After deeding-8%

Year	Principal	PerDiem	Interest	Total
2021	\$ 2,973.00			\$ 2,973.00
Total Sub:	\$ 2,973.00	\$ -	\$ -	\$ 2,973.00

		Total
A: Total Prior	\$	31,612.62
B: Total Subsequent	\$	2,973.00
C: Other Charges* (plus legal, recording for repurchase, rents, association fees, insurance, maint., etc.)		
Payoff Amount (Owner Occupied)	\$	34,585.62
D: Equalized Assessed Value	\$ 352,941.00	10% Penalty**
Payoff Amount (Non-Owner Occupied)	\$	69,879.72

\*\* Penalty is waived if property is primary residence for property owner at time of tax deeding.

\* Other Charges (estimated) to include deed preparation, legal and recording fees, etc... to be adjusted at time of repurchase execution.

**Town of Salem**

33 Geremonty Drive  
Salem, NH 03079

Phone: 603-890-2109

Date of Notice: 3/15/2021



\*\*\*\*\*NOTICE OF IMPENDING TAX DEED\*\*\*\*\*

PURSUANT TO RSA 80:77, YOU ARE HEREBY NOTIFIED THAT THE 2018 TAX LIEN IN YOUR NAME WILL BE DEEDED TO THE LIENHOLDER, THE TOWN OF SALEM, ON APRIL 19, 2021, UNLESS FULL REDEMPTION IS MADE BEFORE THIS DATE.

MARTHA BREEN, TAX COLLECTOR  
603-890-2109  
MBREEN@SALEMNH.GOV

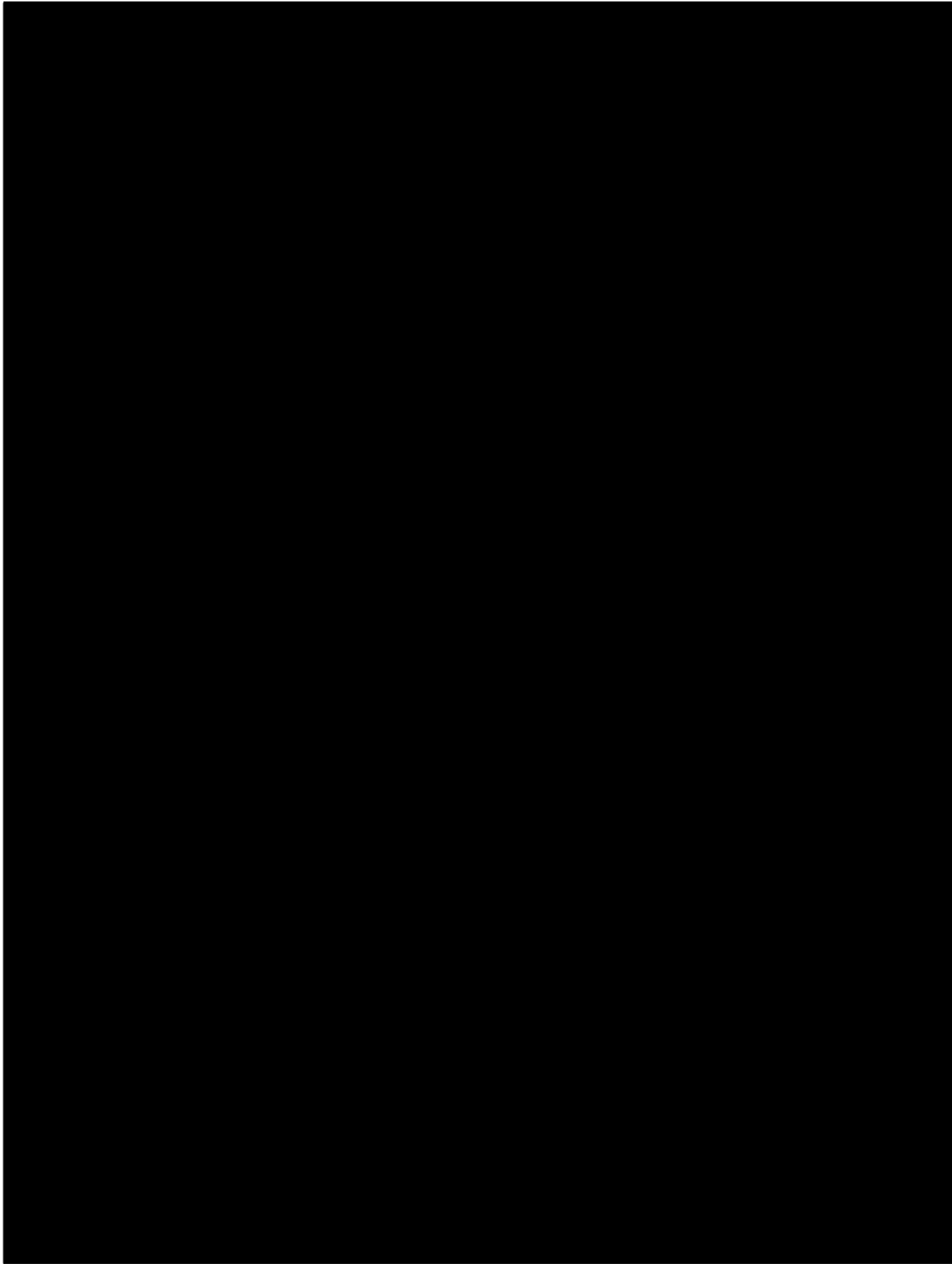
Map / Lot / Unit	Location	Tax Amount	Costs	Interest	Amount Due
119/9157	4 MULBERRY RD	6,213.01	110.00	2,334.77	8,657.78
Total Due:					8,657.78

\*\*\*\*\*PAYMENT IN FULL MUST BE RECEIVED BEFORE 5:00 PM ON APRIL 19, 2021. IF FULL REDEMPTION IS NOT MADE BY THIS DATE, YOU WILL BE DIVESTED OF OWNERSHIP OF THIS PROPERTY.\*\*\*\*\*

\*\*\*\*IF YOU HAVE ANY QUESTIONS REGARDING THE PAYMENT OF YOUR TAX BILL OR ARE PAYING EARLIER THAN THE FINAL DATE, PLEASE CONTACT MY OFFICE FOR THE EXACT AMOUNT DUE.\*\*\*\*\*

MUNICIPAL OFFICE HOURS: MONDAY - FRIDAY 8:30 AM -5:00 PM  
PUBLIC OFFICE HOURS: MONDAY - FRIDAY 08:30 TO 11:30 AM & 2:00 TO 4:00 PM.

TAX COLLECTOR: Martha D. Breen  
Martha D. Breen



Town of Salem  
Office of the Tax Collector  
33 Geremonty Dr.  
Salem, NH 03079

March 9, 2021

NOTICE TO LIENHOLDERS

Pursuant to the laws of the State of New Hampshire, you are notified of the impending tax deed of real estate to be sold on Mar. 19, 2021 set to occur on the date noted on the mortgage or lien on said property according to the laws of the County.

DEEDING DATE: Apr. 19, 2021  
Property Owner: [REDACTED]  
Property Description: 4 MULBERRY  
Map/Block/Lot No.: 119/9157  
[REDACTED]

Full redemption in the amount stated below, which includes redemption costs and interest calculated through the date of final redemption, must be received in this office no later than the date stated below. Your right of redemption will expire after that date and your mortgage will be eradicated by the tax lien deed if the property is not redeemed.

Date of FINAL REDEMPTION: Apr. 19, 2021  
Amount of redemption: \$8,606.73  
Notice Costs: 35.00  
Mortgagee ID Fee: 20.00  
Total Due on Date Above: \$8,661.73

The amount due listed above does not necessarily include the cost of notices to the owner(s). Please contact me for the specific amount due if you pay prior to the final date.

Martha Breen, Tax Collector, Salem  
Phone: 603-890-2109  
Fax: 603-685-6402  
Hours: Monday through Friday 8:30 am – 5:00 pm

REGARDING ANY OWNER(S) CURRENTLY UNDER BANKRUPTCY PROTECTION: The provisions of the federal bankruptcy law may affect the rights of the municipality under state law as long as the assessed property owner is in bankruptcy. A tax collector's deed cannot and will not be issued without appropriate bankruptcy Court approval.



Town of Salem  
Office of the Tax Collector  
33 Geremonty Dr.  
Salem, NH 03079

March 9, 2021

NOTICE TO LIENHOLDERS

Pursuant to the laws of the State of New Hampshire, you are notified of the impending tax deed of real estate to be sold on Mar. 19, 2021 set to occur on the date noted below. This notice is given to you by mortgage or lien on said property according to the laws of said County.

DEEDING DATE: **Apr. 19, 2021**  
Property Owner: [REDACTED]  
Property Description: **4 MULBERRY RD**  
Map/Block/Lot No.: **119/9157**  
[REDACTED]

Full redemption in the amount stated below, which includes redemption costs and interest calculated through the date of final redemption, must be received in this office no later than the date stated below. Your right of redemption will expire after that date and your mortgage will be eradicated by the tax lien deed if the property is not redeemed.

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The first of these is the fact that the system is not a simple one. It is a complex system, and as such, it is not possible to understand it by looking at its parts in isolation. The system is a whole, and its behavior is determined by the interactions between its parts. This is a fundamental principle of systems thinking, and it is one that is often overlooked in traditional approaches to problem-solving.

The second of these is the fact that the system is dynamic. It is not a static system, and its behavior changes over time. This is another fundamental principle of systems thinking, and it is one that is often overlooked in traditional approaches to problem-solving.

The third of these is the fact that the system is open. It is not a closed system, and it interacts with its environment. This is another fundamental principle of systems thinking, and it is one that is often overlooked in traditional approaches to problem-solving.

The fourth of these is the fact that the system is self-organizing. It is not a system that is controlled from the outside, and it is not a system that is designed from the top down. It is a system that organizes itself, and its behavior emerges from the interactions between its parts. This is another fundamental principle of systems thinking, and it is one that is often overlooked in traditional approaches to problem-solving.

The fifth of these is the fact that the system is resilient. It is not a system that is fragile, and it is not a system that is easily disrupted. It is a system that is able to withstand change, and it is able to adapt to new circumstances. This is another fundamental principle of systems thinking, and it is one that is often overlooked in traditional approaches to problem-solving.

The sixth of these is the fact that the system is sustainable. It is not a system that is unsustainable, and it is not a system that is doomed to failure. It is a system that is able to continue to exist, and it is able to thrive in the face of change. This is another fundamental principle of systems thinking, and it is one that is often overlooked in traditional approaches to problem-solving.

The seventh of these is the fact that the system is equitable. It is not a system that is unfair, and it is not a system that is biased. It is a system that is able to provide for the needs of all its members, and it is able to ensure that everyone has a fair chance of success. This is another fundamental principle of systems thinking, and it is one that is often overlooked in traditional approaches to problem-solving.

The eighth of these is the fact that the system is transparent. It is not a system that is opaque, and it is not a system that is hidden. It is a system that is able to be understood, and it is able to be managed. This is another fundamental principle of systems thinking, and it is one that is often overlooked in traditional approaches to problem-solving.

The ninth of these is the fact that the system is accountable. It is not a system that is irresponsible, and it is not a system that is unaccountable. It is a system that is able to be held responsible for its actions, and it is able to be held accountable for its results. This is another fundamental principle of systems thinking, and it is one that is often overlooked in traditional approaches to problem-solving.

The tenth of these is the fact that the system is effective. It is not a system that is ineffective, and it is not a system that is wasteful. It is a system that is able to achieve its goals, and it is able to use its resources efficiently. This is another fundamental principle of systems thinking, and it is one that is often overlooked in traditional approaches to problem-solving.

