



CLAREMONT CITY HALL  
58 OPERA HOUSE SQUARE  
CLAREMONT NH 03743

**NOTICE OF SALE  
TAX DEEDED PROPERTIES**

**CITY OF CLAREMONT, NEW HAMPSHIRE**

NOTICE IS HEREBY GIVEN that, in accordance with the provisions of RSA 80:80 (II), the City of Claremont, by its Tax Collector, duly authorized, is accepting sealed bids on the following building (no land with property) acquired by the City by Tax Deed.

<b>Current Owner</b>	<b>Map/ Lot #</b>	<b>Location</b>	<b>Minimum Bid</b>	<b>Assessed Value of Property</b>
City of Claremont	58-5-70	3 Angela Pl	None	\$6,600

Persons interested in purchasing this property shall submit a bid amount, in writing, delivered to the office of the City Manager, 58 Opera House Square, Claremont, New Hampshire 03743. The bid must be placed in a **sealed envelope with the property address and map/lot** noted on the outside of the envelope.

This property is subject to any outstanding park rent due to Pine Hill Mobile Home Park. The bid should represent the amount the bidder is willing to pay in good faith for the conveyance of the property in accordance with the terms of sale. **The City reserves the right in its sole discretion to accept or reject any or all bids submitted.**

Bidders are responsible for performing their own due diligence appropriate to the purchase of any real estate. The property is being sold by the City in an "as is" condition. The City makes no express or implied warranties of any information contained herein or as to the title, condition of the property, permitted uses under any law or regulation, information indicated on the City's GIS system, or any deeded property restrictions. **Bids must be received at the office of the City Manager by 10:00 A.M. September 1, 2021.** The bid envelopes will be opened that day at the City Manager's office. The property will be sold to the highest qualified bidder, subject to collection of the deposit, satisfactory closing, etc. Terms of sale - certified or bank check – 10% deposit, balance 30 days. Legal and recording fees to be paid by purchaser at time of closing. (Deed to be recorded by City). Closing shall be on or before thirty (30) days from bid opening.

Deed by City will be limited to a Deed with No Covenants. Conveyance will be subject to all easements and rights of way as existed at the time of the tax deeding. Failure to close may result in forfeiture of the deposit, and sale to the next highest bidder.

The City Manager reserves the right to reject all bids, and/or impose other conditions on the sale on or before the bid opening.

Questions should be directed to Gwen Melcher, Tax Collector, City of Claremont, 58 Opera House Square, Claremont, New Hampshire 03743; phone: 603-542-7003 or email: [gmelcher@claremontnh.com](mailto:gmelcher@claremontnh.com).

City of Claremont  
BY ITS CITY MANAGER