TOWN OF BETHLEHEM
TAX DEEDED REAL ESTATE
The Town’s right, title and interest in the following properties to be sold at

PUBLIC AUCTION

SATURDAY, AUGUST 25TH • 11 AM @
BETHLEHEM TOWN HALL

1) 17 River Road
Land & Bldg
Map & Lot: 415-057 3.5 Acres
Assessed Value: $87,700
Minimum Bid $10,000

3) Main Street— land
Map & Lot: 204-3 1.2 Acres
Assessed Value: $24,200
Minimum Bid $10,000

5) Main Street— land
Map & Lot: 204-1-3 11.2 Acres
Assessed Value: $33,800
Minimum Bid $10,000

7) Pleasant Street— land
Map & Lot: 203-034 15.7 Acres
Assessed Value: $43,200
Minimum Bid $10,000

9) River Road— land
Map & Lot: 415-17-4 2.8 Acres
Assessed Value: $29,000
Minimum Bid $5,000

11) Swazey Lane— land
Map & Lot: 413-50-1 5.08 Acres
Assessed Value: $58,400
Minimum Bid $5,000

2) 1742 Main Street— land
Map & Lot: 204-002 2.8 Acres
Assessed Value: $25,700
Minimum Bid $10,000

4) 48 River Road
Land & Bldg
Map & Lot: 415-019 .96 Acres
Assessed Value: $67,200
Minimum Bid $10,000

6) Noyes Street— land
Map & Lot: 205-231-3 .91 Acres
Assessed Value: $25,900
Minimum Bid $5000

8) Cherry Valley Road— land
Map & Lot: 407-16-3 1.9 acres
Assessed Value: $28,000
Minimum Bid $3,000

10) Beaver Pond Road— land
Map & Lot: 415-135 .92 Acres
Assessed Value: $17,300
Minimum Bid $3,000

12) Swazey Lane— land
Map & Lot: 413-49 .18 Acres
Assessed Value: $1,500
Minimum Bid $100

13) Beech Hill Road— land Map & Lot: 420-14 .06 Acres Assessed Value: $800 Minimum Bid $100

TERMS of SALE: A deposit of $5000 in cash or certified check will be required to bid. The title will be sold to the highest bidder. All buyers must be physically present at the auction to bid. The highest bidder will be required to execute a Purchase and Sale agreement upon the conclusion of bidding and close within 20 days of the auction. There will be a 10% Buyers Premium payable at closing. Other terms may be announced at the sale. Bidders are responsible for determining the status of the property being offered. The property shall be sold “as is,” “where is.” The auctioneer does not warrant the condition of any feature described above. Additional terms and information can be found on the website:

WWW.MCGAUCTIONS.COM
603-536-6099 / info@mcgauctions.com
Thomas McGlaflin, Lic # 2928
Notice of Surplus Property Auction
Tax Deeded Real Estate

The Town of Bethlehem will be selling its ownership interests in the following lots:

<table>
<thead>
<tr>
<th>Map/lot</th>
<th>L/O or</th>
<th>Address</th>
<th>Acre's</th>
<th>Deed Date</th>
<th>Assessed Value</th>
<th>Minimum Bid</th>
</tr>
</thead>
<tbody>
<tr>
<td>203-034</td>
<td>L/O</td>
<td>Pleasant St.</td>
<td>15.7</td>
<td></td>
<td>$43,200.00</td>
<td>10,000</td>
</tr>
<tr>
<td>204-001-003</td>
<td>L/O</td>
<td>Route 302</td>
<td>11.26</td>
<td>7/21/2014</td>
<td>$33,800.00</td>
<td>10,000</td>
</tr>
<tr>
<td>204-002</td>
<td>L/O</td>
<td>Route 302</td>
<td>2.8</td>
<td>7/21/2014</td>
<td>$25,700.00</td>
<td>10,000</td>
</tr>
<tr>
<td>204-003</td>
<td>L/O</td>
<td>Route 302</td>
<td>1.2</td>
<td>7/21/2014</td>
<td>$24,200.00</td>
<td>10,000</td>
</tr>
<tr>
<td>205-231-003</td>
<td>L/O</td>
<td>Noyes Street</td>
<td>0.91</td>
<td>5/14/2018</td>
<td>$25,900.00</td>
<td>5,000</td>
</tr>
<tr>
<td>407-016-003</td>
<td>L/O</td>
<td>Cherry Valley Road</td>
<td>1.9</td>
<td>5/9/2017</td>
<td>$28,000.00</td>
<td>3,000</td>
</tr>
<tr>
<td>413-049</td>
<td>L/O</td>
<td>Swazeys Lane</td>
<td>0.18</td>
<td></td>
<td>$1,500.00</td>
<td>100</td>
</tr>
<tr>
<td>413-050-001</td>
<td>L/O</td>
<td>Swazeys Lane</td>
<td>5.08</td>
<td>5/9/2017</td>
<td>$58,400.00</td>
<td>5,000</td>
</tr>
<tr>
<td>415-017-004</td>
<td>L/O</td>
<td>River Road</td>
<td>2.85</td>
<td></td>
<td>$29,000.00</td>
<td>5,000</td>
</tr>
<tr>
<td>415-019</td>
<td>L/B</td>
<td>48 River Road</td>
<td>0.96</td>
<td>7/28/2015</td>
<td>$67,200.00</td>
<td>10,000</td>
</tr>
<tr>
<td>415-057</td>
<td>L/B</td>
<td>17 River Road</td>
<td>3.5</td>
<td>5/16/2016</td>
<td>$87,700.00</td>
<td>10,000</td>
</tr>
<tr>
<td>415-135</td>
<td>L/O</td>
<td>Beaver Pond Road</td>
<td>0.92</td>
<td>5/9/2017</td>
<td>$17,300.00</td>
<td>3,000</td>
</tr>
<tr>
<td>420-014</td>
<td>L/O</td>
<td>Beech Hill Road</td>
<td>0.06</td>
<td>5/9/2017</td>
<td>$800.00</td>
<td>100</td>
</tr>
</tbody>
</table>

The Auction is to be held at the BETHLEHEM TOWN HALL on
SATURDAY August 25, 2018, AT 11:00 AM.
Sale to be conducted by The McGlaunlin Group Auctioneers, Plymouth, NH
(603) 536-6099, NH Auction License #2928.
Info@www.mcgauctions.com.

TERMS OF THE SALE

The property will be sold at PUBLIC AUCTION to the highest bidder over the minimum bid. All interested buyers must be physically present at the auction to bid. No written, fax, telephone or proxy bids will be accepted unless previously approved. Other terms may be announced at the auction and will be binding upon all participants.

All bidders must register prior to the start of the sale with five thousand dollars ($5,000.00) deposit by cash or certified check (made payable to “cash” or to yourself) to participate in the auction bidding process. At registration, bidders will also be required to sign written acknowledgement and acceptance of all the bidding terms and conditions as set forth herein. Deposits from unsuccessful bidders will be returned at the conclusion of the auction. The highest bidder will be required to execute a Purchase and Sale Agreement(s) secured by the non-refundable deposit(s) of five thousand dollars ($5,000.00). There will be a 10% (ten percent) Buyers premium to be paid at closing. Closings must be completed within twenty (20) days of the Auction, or by Monday, September 17, 2018 at Noon at the Bethlehem Municipal Building, otherwise deposits shall be retained as liquidated damages and the Town shall retain its ownership along with the right to sell the property to another party as justice may require. If a bidder breaches the auction terms, and/or the terms of the Purchase and Sales Agreement, the Board of Selectmen reserves the exclusive right to offer the sale to the next highest responsible bidder or to some other party as otherwise allowed by law.

The titles are being offered for sale “as is and where is.” Title shall be conveyed by the Board of Selectmen by quit claim deed. No guarantee or warranty, expressed or implied, is made to the validity of title, location, boundaries, or condition of the properties or its fitness for any purpose. The properties shall be subject to any liens, encumbrances or other matters of title which may exist; however, the properties are free of any prior year property tax liens or similar encumbrances held by the Town of Bethlehem as of the date of the conveyance. Bidders must satisfy for themselves any questions about each property’s title condition.