Map: 000R15 Lot: 000038 Sub: 000000 Card: 1 of 1 ROUTE 12 WESTMORELAND Printed: 05/12/2026

OWNER INFORMATION

WESTMORELAND, TOWN OF

PO BOX 55

WESTMORELAND, NH 03467

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
03/26/2019	3058	729	U V 50		ROENTSCH, KEVIN
08/01/2006			U V 99	10,000	LISTED FOR SALE

PICTURE

LISTING HISTORY

01/13/25	NTRL
09/15/15	SAE
08/23/11	MA
08/06/02	BNRL
07/25/89	BI

NOTES

VACANT; WOODED; GULLEY BETWEEN LOTS & OLD RTE 12 WHICH IS ALL OVERGROWN; TAKEN BY TAX COLLECTOR'S DEED 3/2019.2025CYC=N/C.

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY AVITAR

WESTMORELAND ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2024	$ 0	$ 0	$ 14,700
		Parcel Total:	$ 14,700
2025	$ 0	$ 0	$ 14,700
		Parcel Total:	$ 14,700
2026	**$ 0**	**$ 0**	**$ 14,700**
		Parcel Total:	**$ 14,700**

LAND VALUATION

LAST REVALUATION: 2021

Zone: C/I COM & IND **Minimum Acreage:** 2.00 **Minimum Frontage:** 200 **Site:** VACANT-WOODED **Driveway:** **Road:**

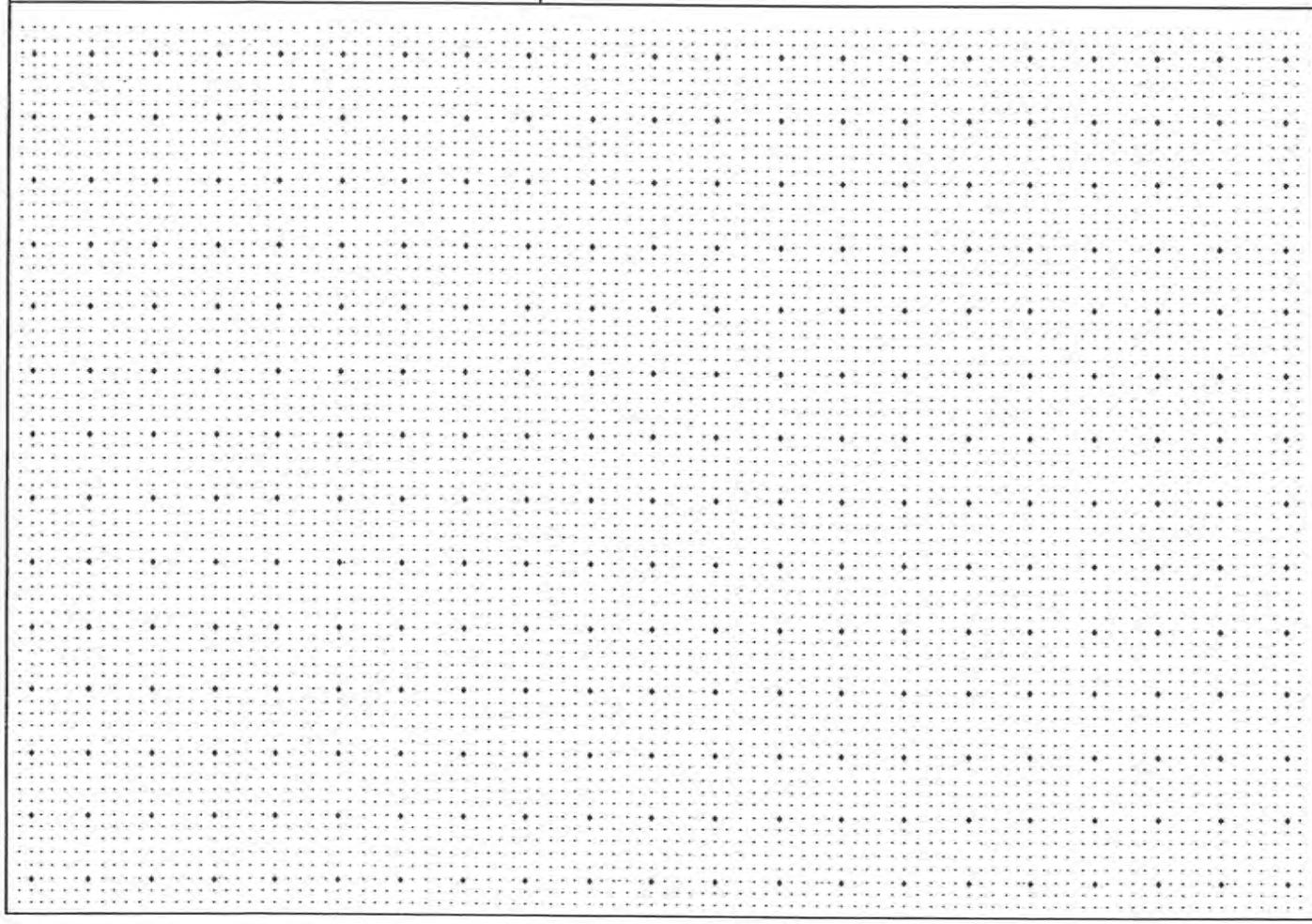
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	0.250 ac	70,000	E	100	70	100	100		30	14,700	0	N	14,700	TOPO/WET
	0.250 ac									14,700			**14,700**	

Map: 000R15 Lot: 000038 Sub: 000000 Card: 1 of 1 ROUTE 12 WESTMORELAND Printed: 05/12/2026

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS
	WESTMORELAND, TOWN OF PO BOX 55 WESTMORELAND, NH 03467	District Percentage	Model: Roof: Ext: Int: Floor: Heat: Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: Generators: Quality: Com. Wall: Stories: Base Type:

PERMITS

Date	Permit ID	Permit Type	Notes



BUILDING SUB AREA DETAILS

2021 BASE YEAR BUILDING VALUATION

Year Built:
Condition For Age:
Physical:
Functional:
Economic:
Temporary:

Ret.' Tax Collector
(#367)

Doc # 1901863 03/26/2019 08:16:47 AM
Book 3058 Page 729 Page 1 of 1
Register of Deeds, Cheshire County

TAX COLLECTOR'S DEED
KNOWN ALL MEN BY THESE PRESENTS

That I, Melissa Bonito, Tax Collector for the TOWN OF WESTMORELAND, in the County of Cheshire and the State of New Hampshire, for the year 2019 by the authority in me vested by the laws of the State, and for consideration received by the TOWN OF WESTMORELAND, located at PO Box 112, Westmoreland, NH 03467, do hereby sell and convey to the TOWN OF WESTMORELAND, a certain tract or parcel of land situated in the TOWN OF WESTMORELAND, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2015 to:

ROENTSCH, KEVIN
and described in the invoice books as:

Map: 000R15 Lot: 000038 Sublot: 000000

Located At ROUTE 12

Consisting of 0.250 Acres of Land, Including Any Buildings Thereon.

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated TOWN OF WESTMORELAND, in the State of New Hampshire on June 13, 2016, to have and to hold said Premises, with the appurtenances, to said TOWN OF WESTMORELAND's successors/heirs and assigns forever. And I hereby covenant with said TOWN OF WESTMORELAND, 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 21 day of March in the year of our Lord 2019

Signed, Sealed and Delivered in the presence of:

Clayton R. Stalker

Frank Reeder

Russ Austin

Melissa Bonito
Tax Collector, TOWN OF WESTMORELAND

State of New Hampshire
County of Cheshire

On this 5 day of March 2019, personally appeared Melissa Bonito, Tax Collector who swore that the foregoing is true to the best of her knowledge and belief and acknowledged the foregoing instrument to be her free act and deed.

Notary Public/~~Justice of the Peace~~
My Commission expires: 2/11/2023

JO ANN L. BARRE NOTARY PUBLIC NEW HAMPSHIRE

WARRANTY DEED

10152

We, ELMER A. ROENTSCH and MARY C. ROENTSCH, husband and wife, of Walpole, Cheshire County, New Hampshire, for consideration paid, grant to KEVIN J. ROENTSCH of Wentworth Road, Walpole, Cheshire County, New Hampshire 03608, with WARRANTY covenants:

A certain tract of land with the buildings thereon, known as the Pratt place, situated in Westmoreland, Cheshire County, New Hampshire, and bounded and described as follows:

Beginning at the southwest corner of land of Lloyd Adams, known as the Wyman place, on the northerly side of Mill Brook Road;

thence north 69-1/2° east one hundred ninety eight (198) feet, offset East twelve (12) feet;

thence same course two hundred twenty-seven and seventy-five hundredths (227.75) feet;

thence north 4-3/4° East crossing land of Boston and Maine Railroad Company and on land of said Adams and of Theron Christian one thousand four hundred sixty-eight and five-tenths (1468.5) feet to a corner of a stone wall;

thence Northerly three hundred ninety-six (396) feet on land of said Christian to a stone wall;

thence Northerly on said wall ninety and seven-tenths (90.7) feet on said Christian land to an iron pin;

thence Westerly on the William A. Groves Converse lot five hundred twenty-three and seven-eights (523-7/8) feet in a straight line to a stone wall;

thence Westerly on said wall and said Converse lot to land of George A. Capron;

thence South 2-1/2° West seven hundred eighty and eight-tenths (780.8) feet on said Capron land to land of said Railroad Company;

thence South 47-3/4° East on said Company land two hundred eighty and five-tenths (280.5) feet to the old Graves Road, so-called;

Town of Westmoreland
PO Box 112

Westmoreland, NH 03467

Town of Westmoreland
Office Hours
Tuesdays 8-10am, or by appointment.
westmorelandtaxcollector@gmail.com
443-804-4900

ROENTSCH, KEVIN
253 WEST SURRY ROAD
KEENE, NH 03431

OFFICE OF THE TAX COLLECTOR
SUMMARY OF ACTIVITY BY OWNER
Printed Tuesday, March 5, 2019
Interest Calculated As Of 03/05/2019

Map Lot Sub: 000R15 000038 000000

Invoice: 2015L01-S0006 **Acres:** 0.25 **Location:** ROUTE 12
Bill Amount: $ 275.27 **Due Date:** 06/13/2016

Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
01/22/2019	Deed Notice	$ 0.00	$ 0.00	$ 16.70	$ 0.00
03/05/2019	Int/Pen From 06/13/2016	$ 0.00	$ 0.00	$ 0.00	$ 151.77

Per Diem: 0.1357 **Total Due For Invoice 2015L01-S0006:** **$ 427.04**

Invoice: 2016L01-S0005 **Acres:** 0.25 **Location:** ROUTE 12
Bill Amount: $ 339.89 **Due Date:** 06/10/2017

Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
03/05/2019	Int/Pen From 06/10/2017	$ 0.00	$ 0.00	$ 0.00	$ 106.10

Per Diem: 0.1676 **Total Due For Invoice 2016L01-S0005:** **$ 445.99**

Invoice: 2017L01-S0023 **Acres:** 0.25 **Location:** ROUTE 12
Bill Amount: $ 293.17 **Due Date:** 06/11/2018

Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
03/05/2019	Int/Pen From 06/11/2018	$ 0.00	$ 0.00	$ 0.00	$ 38.60

Per Diem: 0.1446 **Total Due For Invoice 2017L01-S0023:** **$ 331.77**

Invoice: 2018P01011902 **Acres:** 0.25 **Location:** ROUTE 12
Bill Amount: $ 118.00 **Due Date:** 07/01/2018

Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
03/05/2019	Int/Pen From 07/01/2018	$ 0.00	$ 0.00	$ 0.00	$ 9.58

Per Diem: 0.0388 **Total Due For Invoice 2018P01011902:** **$ 127.58**

Invoice: 2018P02011905 **Acres:** 0.25 **Location:** ROUTE 12
Bill Amount: $ 122.00 **Due Date:** 12/15/2018

Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
03/05/2019	Int/Pen From 12/15/2018	$ 0.00	$ 0.00	$ 0.00	$ 3.21

Per Diem: 0.0401 **Total Due For Invoice 2018P02011905:** **$ 125.21**

Total Due For Parcel 000R15 000038 000000: **$ 1,457.59**

Town of Westmoreland

DEEDED PROPERTY LIST

Requested by melissa – 03/05/2019 at 10:17 am

	Warrant	Principal	Interest	Penalty	Bill Total
Owner: ROENTSCH, KEVIN			**Deeded Date:**	03/05/2019	
Map Lot Sub: 000R15 000038 000000					
	2015L01-S0006	$ 275.27	$ 135.07	$ 16.70	$ 427.04
	2016L01-S0005	$ 339.89	$ 106.10	$ 0.00	$ 445.99
	2017L01-S0023	$ 293.17	$ 38.60	$ 0.00	$ 331.77
	2018P01011902	$ 118.00	$ 9.58	$ 0.00	$ 127.58
	2018P02011905	$ 122.00	$ 3.21	$ 0.00	$ 125.21
		$ 1,148.33	**$ 292.56**	**$ 16.70**	**$ 1,457.59**
	Grand Total:	**$ 1,148.33**	**$ 292.56**	**$ 16.70**	**$ 1,457.59**

Town of Westmoreland
PO Box 112

Westmoreland, NH 03467

Town of Westmoreland
Office Hours
Tuesdays 8-10am, or by appointment.
westmorelandtaxcollector@gmail.com
443-804-4900

ROENTSCH, KEVIN
253 WEST SURRY ROAD
KEENE, NH 03431

OFFICE OF THE TAX COLLECTOR
NOTICE OF DELINQUENT TAXES
Tuesday, February 19, 2019

All past due taxes and liens are listed below. For each, the tax and interest as of 04/02/2019 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 04/02/2019 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 04/02/2019. Payments made after 03/19/2019 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 tax records as of 02/19/2019. Please notify us as soon as possible if you believe the information is not correct. Your cooperation is appreciated.

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	*Total Due
2015L01	ROUTE 12	000R15 000038 000000	$ 275.27	$ 155.57	$ 430.84
2016L01	ROUTE 12	000R15 000038 000000	$ 339.89	$ 110.79	$ 450.68
2017L01	ROUTE 12	000R15 000038 000000	$ 293.17	$ 42.65	$ 335.82
2018P01	ROUTE 12	000R15 000038 000000	$ 118.00	$ 10.67	$ 128.67
2018P02	ROUTE 12	000R15 000038 000000	$ 122.00	$ 4.33	$ 126.33
			$ 1,148.33	**$ 324.01**	**$ 1,472.34**

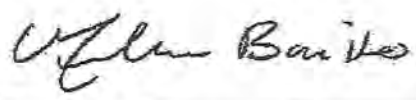
LEVY YEAR TAX TYPE INFORMATION

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 **2016L taxes** or prior, if left unpaid, will be subject to the Tax Deeding process as of **08/13/2019**.

(*Total Due Amounts as of 04/02/2019)

Total Per Diem: $ 0.5268



Collector of Taxes
Melissa Bonito

Town of Westmoreland
PO Box 112

Westmoreland, NH 03467

Town of Westmoreland
Office Hours
Tuesdays 8-10am, or by appointment.
westmorelandtaxcollector@gmail.com
443-804-4900

ROENTSCH, KEVIN
253 WEST SURRY ROAD
KEENE, NH 03431

OFFICE OF THE TAX COLLECTOR

NOTICE OF IMPENDING TAX DEED

Friday, February 1, 2019
Levy Year: 2015

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:	**ROENTSCH, KEVIN**
TAX MAP/LOT/SUB LOT:	**000R15 000038 000000**
LOCATION:	**ROUTE 12**
DESCRIPTION:	**0.250 ACRES OF LAND**
AMOUNT DUE:	**$ 427.04**
DEED EXECUTION DATE:	**TUESDAY, MARCH 5, 2019**

The impending deed is due to unpaid taxes, interest and penalties that were sold to lien on 06/13/2016. To prevent the execution of the Tax Deed for the Real Estate specified above, the amount due of $ 427.04, including all interest and costs, must be paid in full on or before:

Tuesday, March 5, 2019

By 10:00am

Contact the Office of the Tax Collector as noted above for the revised interest calculation if making payment prior to Tuesday, March 5, 2019. If paid after Tuesday, February 19, 2019, payment must be in the form of a bank check, certified check, or cash.

Your right of redemption will expire on Tuesday, March 5, 2019.

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
Melissa Bonito

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL™

7011 0470 0000 0811 9506

Town of Westmoreland
PO Box 112

Westmoreland, NH 03467

1st NOTICE 2/28/19
2nd NOTICE
RETURNED

UNITED STATES POSTAGE PITNEY BOWES $ 006.85 02 1P 0001918508 FEB 01 2019 MAILED FROM ZIP CODE 03467

2-4-19 2-9-19

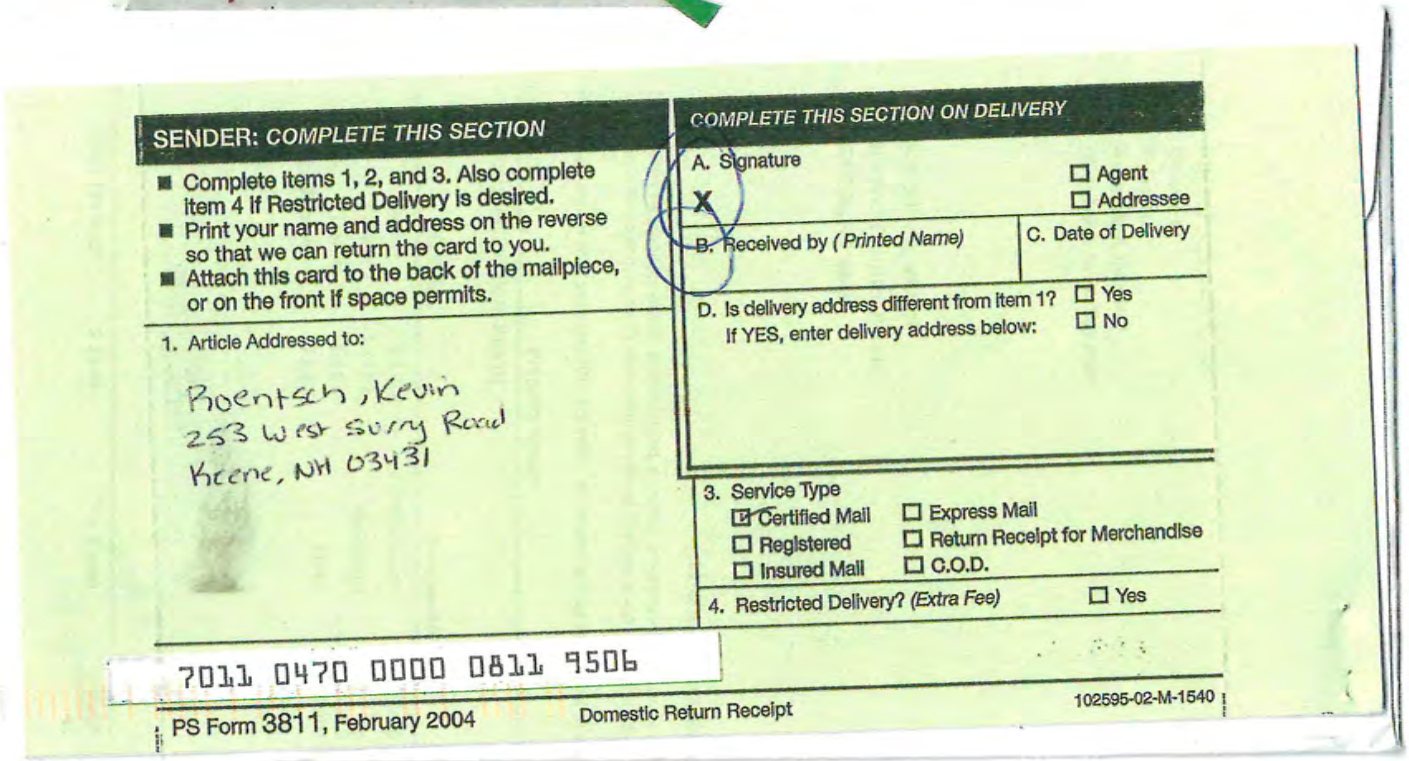
ROENTSCH, KEVIN
253 WEST SURRY ROAD
KEENE, NH 03431

03431$4947 ROCO 03467>0112

NIXIE 015 DE 1 0002/21/19

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 03467011212 *2584-06571-01-42



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:

Boentsch, Kevin
253 West Surry Road
Keene, NH 03431

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

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

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

7011 0470 0000 0811 9506

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

Tax Collector
PO Box 111
Westmoreland, NH 03467

To: Kevin Roentsch
253 West Surry Road
Keene, NH 03431

May 11, 2018

NOTICE OF IMPENDING TAX DEED

Please remit to: Tax Collector, PO Box 111, Westmoreland, NH 03467

You are hereby notified of the impending tax deeding of real estate, Map R15, Lot 38, Route 12, Land and/or Building(s)

which lien resulted from Tax Lien Executions on JUNE 13, 2016 in favor of Property Taxes for the year, 2015.

Full redemption in the amount of **$400.88**, which includes interest and redemption costs, must be **RECEIVED by me no later than**

JUNE 14, 2018.

Please contact me for specific amount due if you pay earlier than final date.

Office Hours: Mondays: 7:30 am – 1 pm & 5 pm – 7 pm
Wednesdays: 1 pm – 3 pm
Thursdays: 7:30 am - 1 pm
THE OFFICE IS CLOSED ON HOLIDAYS.
Please call: (603) 399-7211 for any changes in hours.
FAX: (603) 399-7211

Office Closed: May 23,28 & 30, 2018 AND June 13, 14 & 18, 2018

Fred Adler
Westmoreland Tax Collector

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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:

Kevin Roentsch
253 W Surry Rd
Keene, NH 03431

9590 9402 2908 7094 6862 07

2. Article Number *(Transfer from service label)*

7017 0660 0000 5568 2508

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

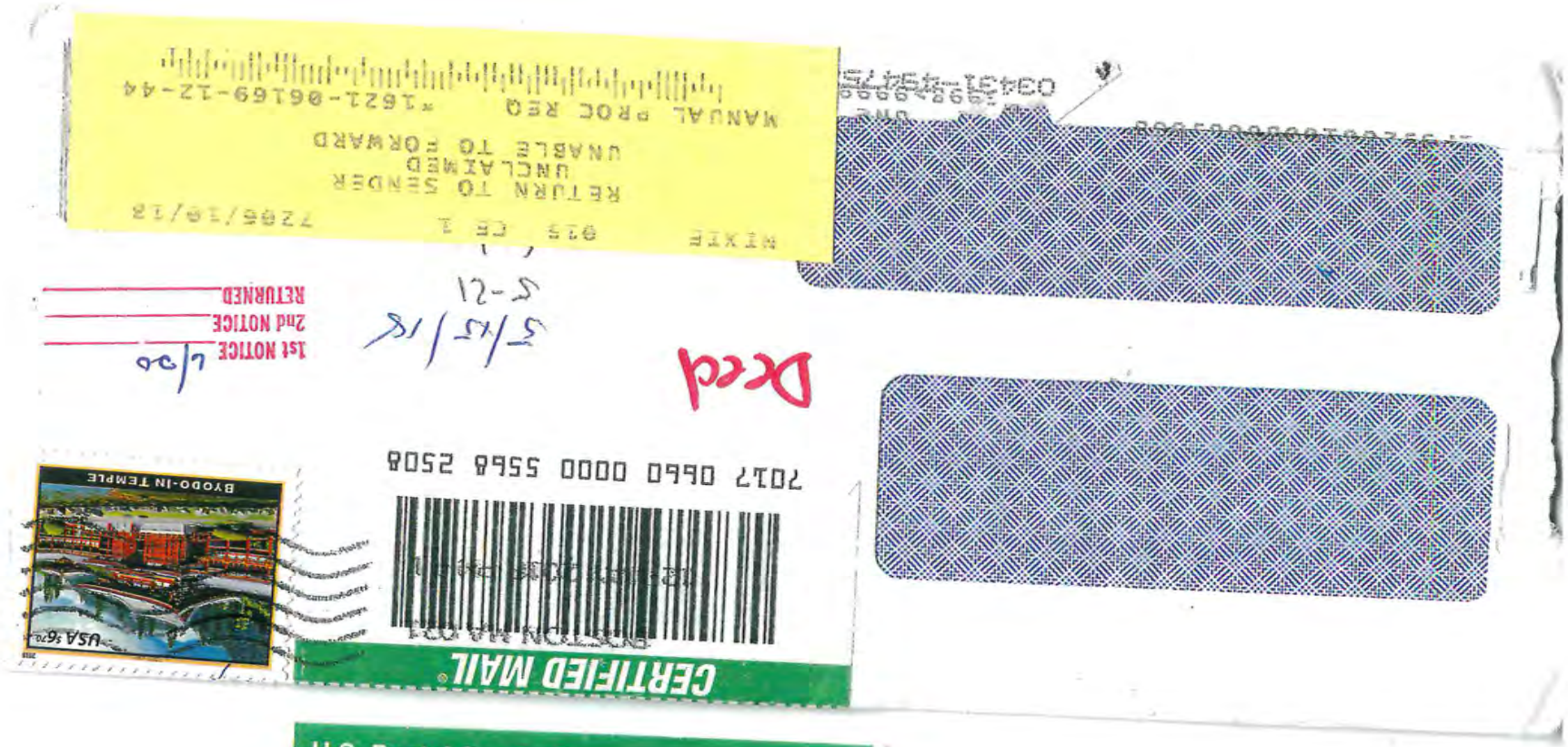
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery



7017 0660 0000 5568 2508

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
WESTMORELAND NH 03467
MAY 12 2018
USPS

Sent To: Kevin Roentsch
Street and Apt. No., or PO Box No.: 25 W Surry Rd
City, State, ZIP+4®: Keene NH 03431

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Tax Collector
PO Box 111
Westmoreland, NH 03467

Date: May 1, 2018

TO: **Kevin Roentsch**
253 West Surry Road
Keene, NH 03431

NOTICE OF IMPENDING TAX LIEN

Payable to: Town Of Westmoreland, NH
Mail to: Tax Collector, PO Box 111, Westmoreland, NH 03467

In accordance with RSA 80:60 you are hereby notified of the impending tax lien against the following real estate which are taxed to you in the tax list committed to me as tax collector for the year 2017 as follows:

Description	Tax	Interest	Costs	Total
Map R 15, Lot 38, Route 12 Land and/or Building(s)	**$ 235.00**	**$ 20.17**	**$ 19.00**	**$ 274.17**

Tax Collector's Office Hours:
Mondays: 7:30 am – 1 pm & 5 pm – 8 pm
Wednesdays: 1 pm - 3 pm & Thursdays: 7:30 am - 1 pm
CLOSED HOLIDAYS.
Phone & FAX: (603) 399-7211

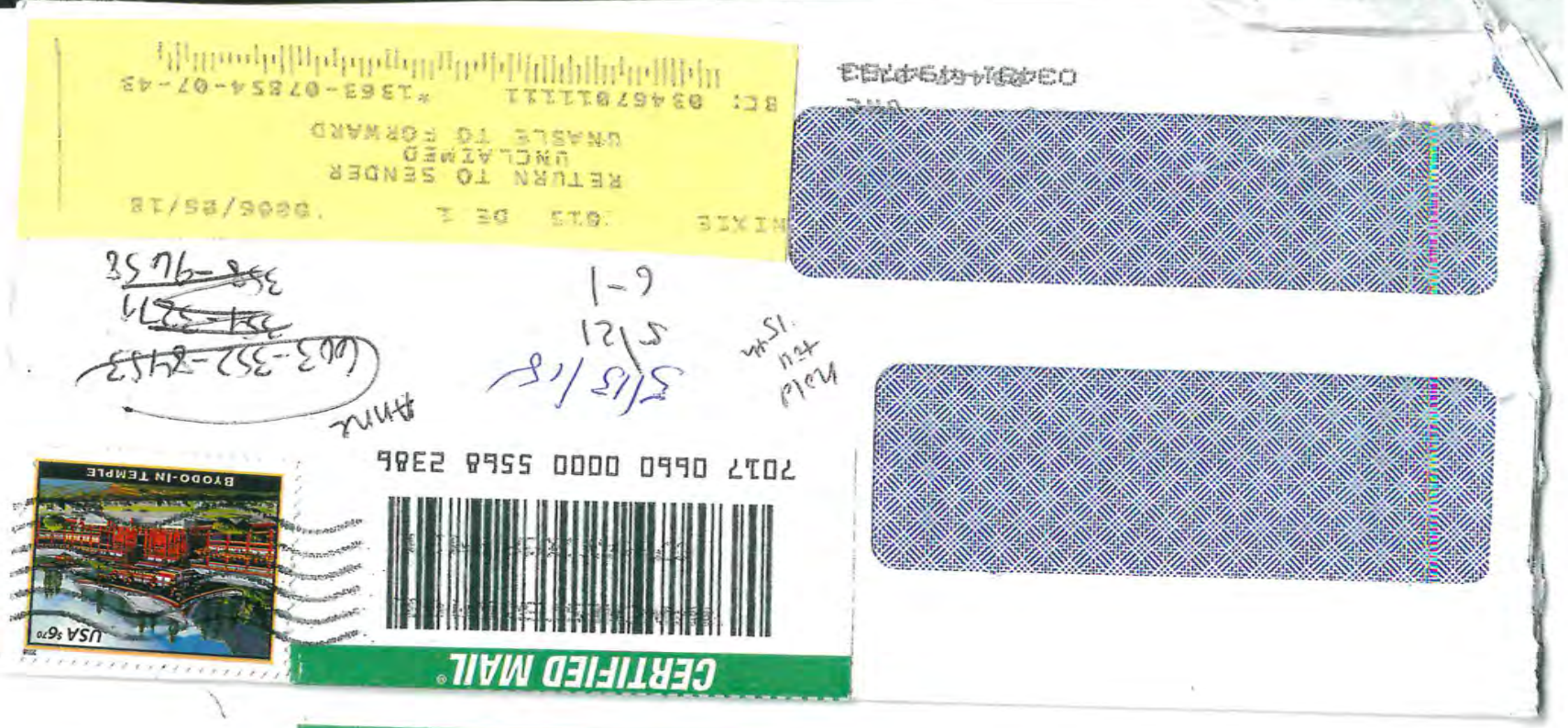
OFFICE WILL BE CLOSED
MAY 7, 23, 28 & 30, 2018
JUNE 13, 14 & 18, 2018

If payment in full is not RECEIVED on or before the 9th of JUNE, 2018 at 10:00 in the fore noon, I shall execute a Tax Lien on said real estate.

Explanation: If the total amounts are not paid before the time stated above a tax lien will be executed to the Town and recorded in the County Registry of Deeds. This tax lien will entitle the Town to a tax deed for 100% interest in the property described above unless within 2 years of the execution of the tax lien, the property is redeemed by payment of the above totals plus interest at 18% per annum and redemption costs.

Fred Adler

Westmoreland Tax Collector



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here
WESTMORELAND NH 03467
MAY 2018
USPS

Sent To
Kevin Roentsch
Street and Apt. No., or PO Box No.
437 Wilson Rd
City, State, ZIP+4®
Keene NH 03431

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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:

Kevin Roentsch
253 West Surry Rd
Keene NH 03431

9590 9402 2908 7094 6863 37

2. Article Number *(Transfer from service label)*

7017 0660 0000 5568 2386

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

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

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
- ☐ ...ail Restricted Delivery ...)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

7012 3460 0003 7051 1277

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.59

WESTMORELAND NH 03467
Postmark Here
MAY 12 2017
USPS

Sent To: Kevin Roentsch
Street, Apt. No.; or PO Box No.: 253 W Surry Rd
City, State, ZIP+4: Keene NH 03431

PS Form 3800, August 2006 — See Reverse for Instructions

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:

Kevin Roentsch
253 W Surry Rd
Keene NH 03431

9590 9402 1945 6123 7322 85

2. Article Number (Transfer from service label)
7012 3460 0003 7051 1277

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name): KEVIN ROENTSCH — C. Date of Delivery: 5-15-17

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 — Domestic Return Receipt

No letter on file

Tax Collector
PO Box 111
Westmoreland, NH 03467

Date: May 1, 2017

TO: **Kevin Roentsch**
253 West Surry Road
Keene, NH 03431

NOTICE OF IMPENDING TAX LIEN

Payable to: Town Of Westmoreland, NH
Mail to: Tax Collector, PO Box 111, Westmoreland, NH 03467

In accordance with RSA 80:60 you are hereby notified of the impending tax lien against the following real estate which are taxed to you in the tax list committed to me as tax collector for the year 2016 as follows:

Description	Tax	Interest	Costs	Total
Map R 15, Lot 38, Route 12d Land and/or Building(s)	**$ 233.00**	**$ 19.39**	**$ 19.00**	**$ 271.39**

Tax Collector's Office Hours:
Mondays: 7:30 am – 2 pm & 7 pm – 8:30 pm
Wednesdays: 7:30 am – 11 am & 7 pm – 8:30 pm
CLOSED HOLIDAYS.
Phone & FAX: (603) 399-7211

OFFICE WILL BE CLOSED
Mon, May 8 - Fri, May 12
for Vacation AND
Mon, May 29 for the Holiday

If payment in full is not RECEIVED on or before the 10th of JUNE, 2017 at 10:00 in the fore noon, I shall execute a Tax Lien on said real estate.

Explanation: If the total amounts are not paid before the time stated above a tax lien will be executed to the Town and recorded in the County Registry of Deeds. This tax lien will entitle the Town to a tax deed for 100% interest in the property described above unless within 2 years of the execution of the tax lien, the property is redeemed by payment of the above totals plus interest at 18% per annum and redemption costs.

Paul Adler

Westmoreland Tax Collector

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

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:

Kevin Roentsch
253 W Surry Rd
Keene NH 03431

9590 9402 1945 6123 7321 17

2. Article Number *(Transfer from service label)*

7012 3460 0003 7051 1130

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
NIXIE
0005/29/17
BC: 03467011111 *1163-11175-01-42
RETURN RECEIPT
5-3
5-8-18
7012 3460 0003 7051 1130
CERTIFIED MAIL™
PLEASE DETACH AND ATTACH TO THE RETURN ADDRESS, FOLD AT DOTTED LINE

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $
Postmark Here
7012 3460 0003 7051 1130
Sent To Kevin Roentsch
Street, Apt. No.; or PO Box No. 253 W Surry Rd
City, State, ZIP+4 Keene NH 03431
PS Form 3800, August 2006
See Reverse for Instructions

7012 3460 0003 7051 2076

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.49

Postmark Here
WESTMORELAND NH 03467
MAY 15 2015
USPS

Sent To: Kevin Roentsch
Street, Apt. No.; or PO Box No.: 253 West Surry Rd
City, State, ZIP+4: Keene NH 03431

PS Form 3800, August 2006 — See Reverse for Instructions

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:

Kevin Roentsch
253 West Surry Rd
Keene NH 03431

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Anne Barrett ☐ Agent ☐ Addressee

B. Received by (Printed Name) Anne Barrett C. Date of Delivery

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

3. Service Type
☑ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7012 3460 0003 7051 2076

PS Form 3811, July 2013 — Domestic Return Receipt

No letter on file

7012 3460 0003 7050 2428

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .47
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.47

Postmark Here
WESTMORELAND NH 03467
MAY 2 2016
USPS

Sent To: Kevin Roentsch
Street, Apt. No., or PO Box No.: 253 W Surry Rd
City, State, ZIP+4: Keene NH 03431

PS Form 3800, August 2006 — See Reverse for Instructions

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:
Kevin Roentsch
253 W Surry Rd
Keene NH 03431

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Anne Barrett ☐ Agent ☐ Addressee

B. Received by (Printed Name) Anne Barrett — C. Date of Delivery

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

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

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7012 3460 0003 7050 2428

PS Form 3811, February 2004 — Domestic Return Receipt — 102595-02-M-1540

No letter on file

Tax Collector
PO Box 111
Westmoreland, NH 03467

Date: May 1, 2015

TO: **Kevin Roentsch**
253 West Surry Road
Keene, NH 03431

NOTICE OF IMPENDING TAX LIEN

Payable to: Town Of Westmoreland, NH
Mail to: Tax Collector, PO Box 111, Westmoreland, NH 03467

In accordance with RSA 80:60 you are hereby notified of the impending tax lien against the following real estate which are taxed to you in the tax list committed to me as tax collector for the year 2014 as follows:

Description	Tax	Interest	Costs	Total
Map R15, Lot38, Route 12 Land and/or Building(s)	**$ 218.00**	**$18.91**	**$ 19.00**	**$255.91**

Tax Collector's Office Hours:
Mondays: 7:30 am – 2 pm & 7 pm – 8:30 pm
Wednesdays: 7:30 am – 11 am & 7 pm – 8:30 pm
CLOSED HOLIDAYS.
Phone & FAX: (603) 399-7211

OFFICE WILL BE CLOSED
Wed, May 20 & Thurs May 21
for Vacation AND
Mon, May 25 for the Holiday

If payment in full is not RECEIVED on or before the 13th of JUNE at 10:00 in the fore noon, I shall execute a Tax Lien on said real estate.

Explanation: If the total amounts are not paid before the time stated above a tax lien will be executed to the Town and recorded in the County Registry of Deeds. This tax lien will entitle the Town to a tax deed for 100% interest in the property described above unless within 2 years of the execution of the tax lien, the property is redeemed by payment of the above totals plus interest at 18% per annum and redemption costs.

Westmoreland Tax Collector

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.49

Postmark Here

7012 3460 0003 7051 1727

Sent To: Kevin Roentsch

Street, Apt. No.; or PO Box No.: 253 W Surry Rd

City, State, ZIP+4: Keene NH 03431

PS Form 3800, August 2006 — See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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:

Kevin Roentsch
253 W Surry Rd
Keene NH 03431

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

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

3. Service Type
☑ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7012 3460 0003 7051 1727

PS Form 3811, July 2013 Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ .49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.49

Postmark Here
MAY 2014
WESTMORELAND NH 03467
USPS

7012 3460 0003 7051 0584

Sent To: Kevin Roentsch
Street, Apt. No.; or PO Box No.: 253 W. Surry Rd
City, State, ZIP+4: Keene NH 03431

PS Form 3800, August 2006 — See Reverse for Instructions

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:

Kevin Roentsch
253 W. Surry Rd
Keene, NH
03431

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name): KEVIN ROENTSCH — C. Date of Delivery: 5/9/14

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

3. Service Type
☑ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label): 7012 3460 0003 7051 0584

PS Form 3811, July 2013 — Domestic Return Receipt

TAX COLLECTOR
PO BOX 111
WESTMORELAND, NH 03467

TOWN OF WESTMORELAND, NEW HAMPSHIRE
NOTICE OF **2013** TAX DELINQUENCIES

Date February 14, 2014

To: Kevin Roentsch
253 West Street
Keene, NH 03431

Property / Location: R13-38, Route 12, Land &/or Building(s)

According to my records, the following current year tax account(s) remain unpaid:

Year and Type of Tax	Original Amount Due	Original Due Date	12 % Interest Per Diem
1st ½ **2013** Property Tax	**$106.00**	07-01-2013	**PLUS 12% Interest**
2nd ½ **2013** Property Tax	**$118.00**	12-16-2013	**PLUS 12% Interest**

INTEREST TO BE FIGURED THROUGH DATE RECEIVED BY COLLECTOR
PLEASE CALL FOR FIGURE

The tax due amounts together with interest must be paid in full no later than MAY 1, 2014 to prevent further action by the tax lien process

Telephone and FAX: (603) 399-7211
Office Hours: Mondays 7:30 a.m. – 2:00 p.m. & 6:00 p.m. – 8:30 p.m.
Wednesdays: 6:00 p.m – 8:30 p.m.
Thursdays: 7:30 a.m. – 11:00 a.m.

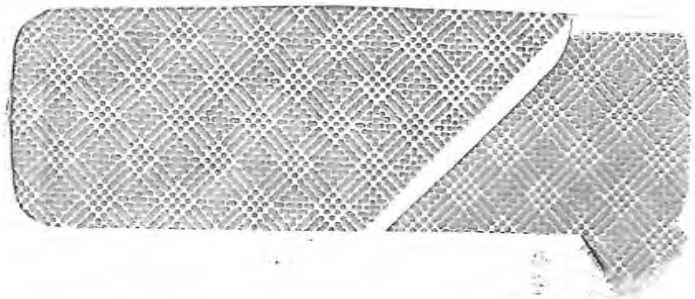
PLEASE NOTE: SUMMER HOURS: May 15 – Sept 15:
DAYTIME HOURS REMAIN THE SAME
EVENING HOURS ARE **7:00pm – 8:30 pm**

CLOSED HOLIDAYS

Please make check payable to: Town of Westmoreland
Please mail to: (include receipt copy of tax bill and S.A.S.E. if receipt is requested):
Tax Collector, PO Box 111
Westmoreland, NH 03467

Tax Collector

[redacted]



MANCHESTER NH 030
19 FEB 2014 PM 2 L

Equality
FOREVER

NIXIE 015 4E 1009 7202/21/14
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
*1263-00114-18-42

03431241153