

FORECLOSURE AUCTION

PROPERTY A

523-527 West River Road,
Hooksett, NH

PROPERTY B

13 Allenstown Road,
Allenstown, NH

PROPERTY C

84 South Village Road,
Loudon, NH

Three Properties totaling 186+/- Acres

Live On-site with Online Bidding: Wednesday, January 10th at 11:00 a.m.

Paul McInnis LLC Auctioneer will sell at foreclosure auction, two aggregate excavation sites, and a home with acreage at a single auction event. Bidding for all three properties will take place at **523-527 West River Road, Hooksett, NH** with online bidding available with 48 hour notice to auctioneer prior to auction.

Est. 1976

PAUL McINNIS LLC

AUCTIONS • REAL ESTATE • RESULTS



BID ONLINE

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- Memorandum of Sale

Additional Documents

- How to Bid Online (For online bidders only, 48 hour notice required)
- Bidder Registration Form

DISCLAIMER: No warranty or representation, express or implied, is made by our client, their legal counsel, Paul McInnis LLC or any person providing this information to any party concerning the completeness or accuracy of the information. The information has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. It is the potential offeror's responsibility to independently verify the accuracy and completeness of the information. Each person who accepts these materials assumes full responsibility for investigating, evaluating, and making all other appropriate inquiries regarding this property. By accepting this information, each person releases our client, their legal counsel and Paul McInnis LLC from any responsibility or liability arising from this information concerning the property.

NOTICE OF FORECLOSURE SALE

Pursuant to a power of sale contained in a certain mortgage deed given by PLOURDE SAND & GRAVEL CO., INC. to GreenLake Real Estate Fund, LLC, its successors or assigns, as lender, dated May 27, 2014, recorded in the Merrimack County Registry of Deeds at Book 3441, Page 0643 and First Amendment to Mortgage to GreenLake Real Estate Fund, LLC dated February 5, 2016, recorded in the Merrimack County Registry of Deeds at Book 3506, Page 2975 and Book 3507, Page 0890, in execution of said power, for mortgage conditions broken, will sell the following mortgaged premises

523-527 West River Road, Hooksett, Merrimack County, New Hampshire
13 Allenstown Road, Allenstown, Merrimack County, New Hampshire
84 South Village Road, Loudon, Merrimack County, New Hampshire

IN ACCORDANCE WITH NH RSA 479:25, III THE SALE SHALL BE HELD ON THE PREMISES OF 523-527 WEST RIVER ROAD, HOOKSETT, MERRIMACK COUNTY, NEW HAMPSHIRE AT,

PUBLIC AUCTION

on JANUARY 10, 2024 at 11:00 A.M. local time, all of said holder's right, title and interest in and to the real estate described in said mortgage deed.

This foreclosure sale will be made for the purpose of foreclosure of all rights of redemption of the said mortgagor(s) therein possessed by them and any and all persons, firms, corporations or agencies claiming by, from, or under them.

Said premises will be sold "as is" in all respects, including, but not limited to, the physical condition of the premises and the rights, if any, of any occupants of the premises.

To the mortgagor(s) and any and all persons, firms, corporations or others claiming by, from or under them: **YOU ARE HEREBY NOTIFIED THAT YOU HAVE THE RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREMISES ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE, TO ENJOIN THE SCHEDULED FORECLOSURE SALE.**

For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 1-800-437-5991. The hotline is a service of the New Hampshire Banking Department. There is no charge for this call. The New Hampshire Banking Department can be contacted at 53 Regional Dr., #200, Concord, NH 03301 at Tel. No. 603.271.3561 and email at nhbd@banking.nh.org.

For Service of Process, Mortgagee's agent is Craig, Deachman & Associates, PLLC and address is 1662 Elm Street, Manchester New Hampshire 03101.

Terms of sale are as follows:

1. 523-527 West River Road, Hooksett, Merrimack County, New Hampshire a FIFTY THOUSAND AND 00/100 (\$50,000.00) cashiers, certified check or E Check, satisfactory to the said holder, to be paid at the time of the sale, with further payment required to meet TEN Percent (10.00%) of bid amount within

Forty-eight (48) hours of Sale Date. Thereafter the balance to be paid on delivery of foreclosure deed within FORTY-FIVE (45) days.

2. 13 Allenstown Road, Allenstown, Merrimack County, New Hampshire, a FIFTY THOUSAND AND 00/100 (\$50,000.00) cashiers, certified check or E Check satisfactory to the said holder, to be paid at the time of the sale, with further payment required to meet TEN Percent (10.00%) of bid amount within Forty-eight (48) hours of Sale Date. Thereafter the balance to be paid on delivery of foreclosure deed within FORTY-FIVE (45) days.
3. 84 South Village Road, Loudon, Merrimack County, New Hampshire, a TEN THOUSAND AND 00/100 DOLLARS (\$10,000.00) cashiers, certified check or E Check satisfactory to the said holder, to be paid at the time of the sale, with further payment required to meet TEN Percent (10.00%) of bid amount within Forty-eight (48) hours of Sale Date. Thereafter the balance to be paid on delivery of foreclosure deed within FORTY-FIVE (45) days.
4. Should high bidder fail to sign memorandum of sale or tender the additional deposit within 48 hours said deposit will become non-refundable and the Holder reserves the right to sell the property to the next highest or any other bidder.

Auction to be conducted by Paul McInnis, LLC, Live On-site bidding at 523-527 West River Road Hookset NH as well as Virtual On-line bidding will be available, please see website <http://paulmcinnis.com/> for further information. Same Terms of Sale apply. Funds to be made payable to Paul McInnis, LLC Escrow Account or by E Check via Earnest for online bidding (contact auctioneer for details) or other funds acceptable to the Holder. Properties will be offered in a manner as announced directed by the auctioneer.

Contact justin@paulmcinnis.com for Property Information Package for further property and bidding details.

The said holder reserves the right to waive any of the above terms at its discretion. The said holder reserves the right to cancel or postpone the sale to such subsequent dates as the holder may deem necessary or desirable.

GREENLAKE REAL ESTATE FUND, LLC
By Its Attorneys,
CRAIG, DEACHMAN & ASSOCIATES, PLLC
1662 Elm Street, Manchester, NH 03101
(603) 665-9111
November 21, 2023

GENERAL TERMS & CONDITIONS

Paul McInnis LLC has been retained by the Mortgagee to sell, at foreclosure auction, the three properties described in the Mortgagee's Notice of Sale.

LOCATION: The **Live Auction** for all three properties will take place on **Wednesday, January 10th at 11:00 a.m. on-site at 523-527 West River Road in Hooksett, NH**. The auctioneer will not be on-site at the other two properties. All three properties are being sold individually.

BIDDING ON-SITE OR ONLINE: Bidders interested in bidding on any of the three properties will join the auctioneer at 523-527 West River Road. If a Bidder is unable to attend the auction in person, they will have the option to bid online during the live auction from their computer or mobile device. In order to bid online, there are additional steps a bidder must take, which will be explained later in this package. Bidder must provide 48 hour notice prior to the auction, to the auctioneer, if they wish to bid online.

BIDDER DEPOSIT: If a bidder wishes to bid on one or more of the three properties, they will need to provide the required deposit for each of the properties they wish to bid on. Bidders can either bring a **Cashier's Check** or **Certified Check**, made payable to **Paul McInnis, LLC Escrow**, to the auction location at the time of the sale, or they can provide their deposit electronically through **EARNNEST**. **EARNNEST** is a digital payment platform, and a link can be found either on the Auctioneer's website or by request of the auctioneer at admin@paulmcinnis.com. **Electronic Deposits** must be initiated no less than 48 hours prior to the auction.

Deposit Amount Per Property:

Property A – 523-527 West River Road, Hooksett, NH	\$50,000.00
Property B – 13 Allenstown Road, Allenstown, NH	\$50,000.00
Property C – 84 South Village Road, Loudon, NH	\$10,000.00

REGISTRATION: To bid, a bidder will need to fill out the **Bidder Registration Form**. If a bidder is attending the sale on-site, the completed and signed **Bidder Registration Form** must be presented with the required **Deposit(s)** to the auctioneer. If a bidder wishes to bid online, they will need to provide the required **Deposit to the Auctioneer's Office or electronically** and submit the completed and signed **Bidder Registration Form** to the office of the auctioneer no less than 48 hours prior to the auction. The **Bidder Registration Form** can be emailed to admin@paulmcinnis.com, or sent to you through Dotloop by request of the auctioneer.

SIGNING THE MEMORANDUM OF SALE: The highest bidder at the auction will sign the purchase and sale agreement immediately following the auction. A copy of the Memorandum is included in this package which should be reviewed prior to bidding. If the high bidder(s) are on-site, they will sign the Memorandum manually with the auctioneer. If the high bidder(s) are online, they will receive the Memorandum electronically through Dotloop for their electronic signature. All signatures will be completed immediately before the auctioneer leaves the auction premises, or the buyer will be considered in default, and the high bidder's deposit(s) will be forfeited.

ADDITIONAL DEPOSIT: The Successful Bidder(s) will be required to tender an additional deposit to increase their initial deposit to a total of Ten Percent (10%) of the Total Purchase

Price no later than 48 hours from the close of the auction. The deposit must be by wire transfer or check payable to Paul McInnis LLC Escrow Account in U.S. funds. Should the successful bidder fail to execute the Memorandum of Sale and tender the additional deposit, the Bidder agrees to forfeit the initial deposit which shall become a NON-REFUNDABLE, NON-COMPLIANCE FEE.

DUE DILIGENCE: It is the bidder's responsibility to undertake their own due diligence and inspection of the property prior to placing any bids. A complete review of the property information package (with additional links) including the Memorandum of Sale with your attorney is encouraged.

PROPERTY CONDITIONS: Except as expressly set forth in the real estate Purchase & Sale Agreement, if and when executed, the property is being sold "AS IS," "WHERE IS," and "WITH ALL FAULTS," as of the closing date. Neither the Mortgagee, Paul McInnis LLC nor any of their agents, contractors, attorneys, officers, or directors ("agents") makes any representations or warranties with respect to the physical condition of the land or any improvements thereon, the property's fitness for any particular purpose, the property's merchantability, or any other warranty, express or implied.

The Mortgagee, Paul McInnis LLC and their agents specifically disclaim any warranty, guaranty, or representation, oral or written, past or present, express, or implied concerning the land and any improvements thereon. Bidders are expected to undertake their own independent physical inspection of the property, and public records, and thorough review of all documents prior to submitting their bid(s) and to submit their bid(s) based solely on their own independent investigations and findings including but not limited to bidders' own independent investigation of the uses, code compliance and land use regulatory approvals necessary for redevelopment and not in reliance on any information provided by the Mortgagee, Paul McInnis LLC or their agents.

AUCTION SEQUENCE: The auctioneer will start the auction with **Property A** through **Property C** posting the high bids and marking the bids as pending. The Auctioneer will then proceed with additional rounds of bidding which will occur until the auctioneer either declares a property sold, passed, or bid rejected.

Property	Address	Bid Price	Bidder #
A	523-527 West River Road, Hooksett, NH		
B	13 Allenstown Road, Allenstown, NH		
C	84 South Village Road, Loudon, NH		

If you have any questions about the properties or the auction process, feel free to email paul@paulmcinnis.com or justin@paulmcinnis.com

Property C 



Property A 

Property B 

Property A

523-527 West River Road/ Route 3A, Hooksett, NH

Description

An 87±-acre site made up of four tax parcels currently operating as a sand and gravel pit with frontage on Route 3A behind the I93 travel center. I93 is located 300 yards to the west.

Building Description

On lot 2-2 is a 9,720 sq.ft. steel frame service facility with 18-foot clear height and five drive-in loading doors. There is a 556 sq.ft. scale house with 80' long scale.

Zoning: Industrial District

Deed Reference: Book 1069,
Page 103

Road Frontage: 2,635'

Public Water: At Street

Public Sewer: At Street



2023 Property Assessment

Tax Map: 1

Tax Rate: \$15.99

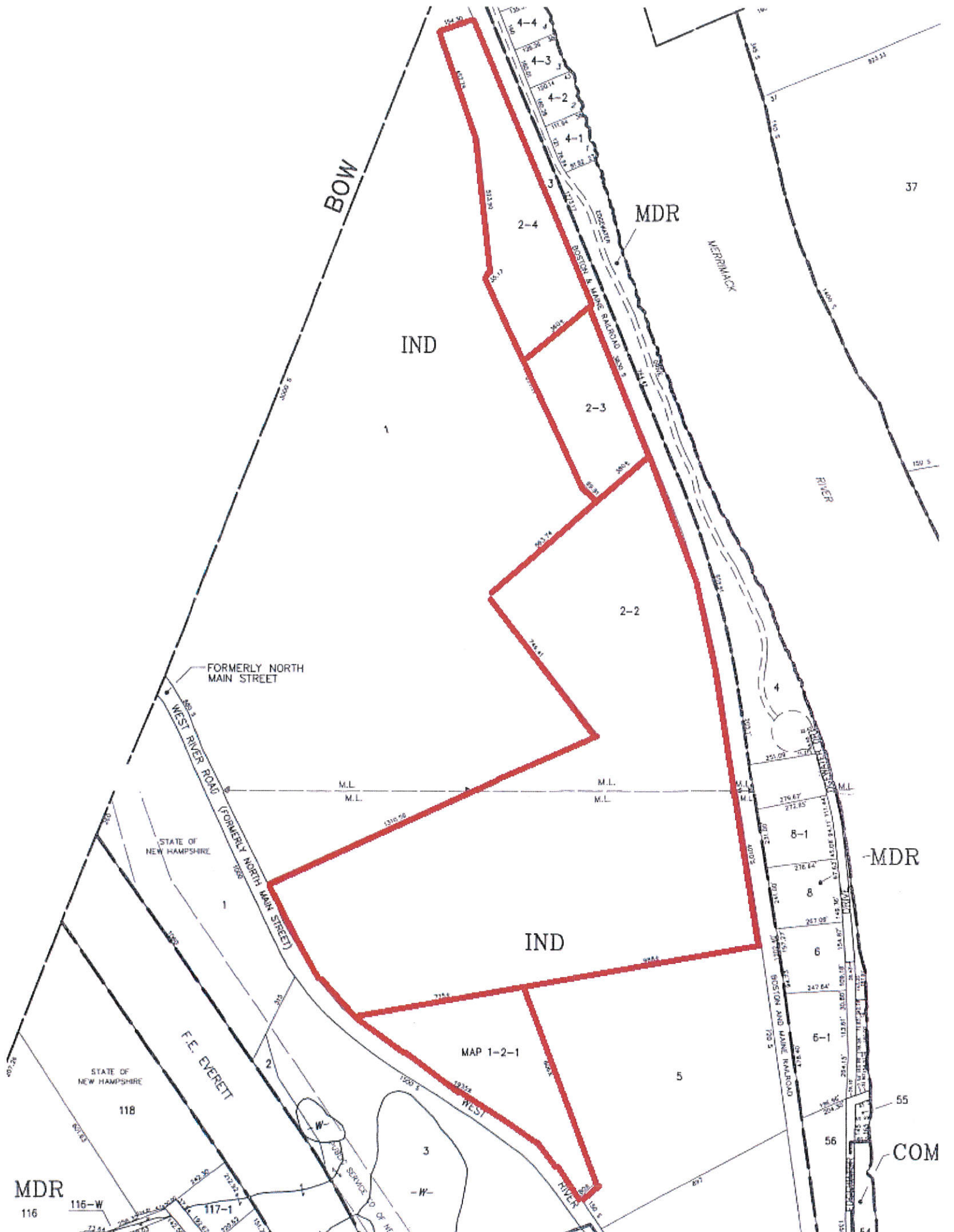
	Assessed Value	Taxes	Outstanding Real Estate Taxes as of 1/10/24
Lot: 2-1	\$493,600	\$7,892.66	\$54,433.25
Lot: 2-2	\$3,908,000	\$62,488.92	\$630,250.92
Lot: 2-3	\$114	\$1.92	\$93.73
Lot: 2-4	\$152	\$2.43	\$95.93
Total	\$4,401,866.00	\$70,385.93	\$684,873.83

Est. 1976

PAUL MCINNIS LLC

AUCTIONS • REAL ESTATE • RESULTS





37

BOW

MDR

MERRIMACK

IND

EVERETT

FORMERLY NORTH MAIN STREET

WEST RIVER ROAD (FORMERLY NORTH MAIN STREET)

STATE OF NEW HAMPSHIRE

IND

MDR

F.E. EVERETT

STATE OF NEW HAMPSHIRE

118

MAP 1-2-1

5

WEST

BOSTON AND MAINE RAILROAD

COM

MDR

116

116-W

117-1

W

W

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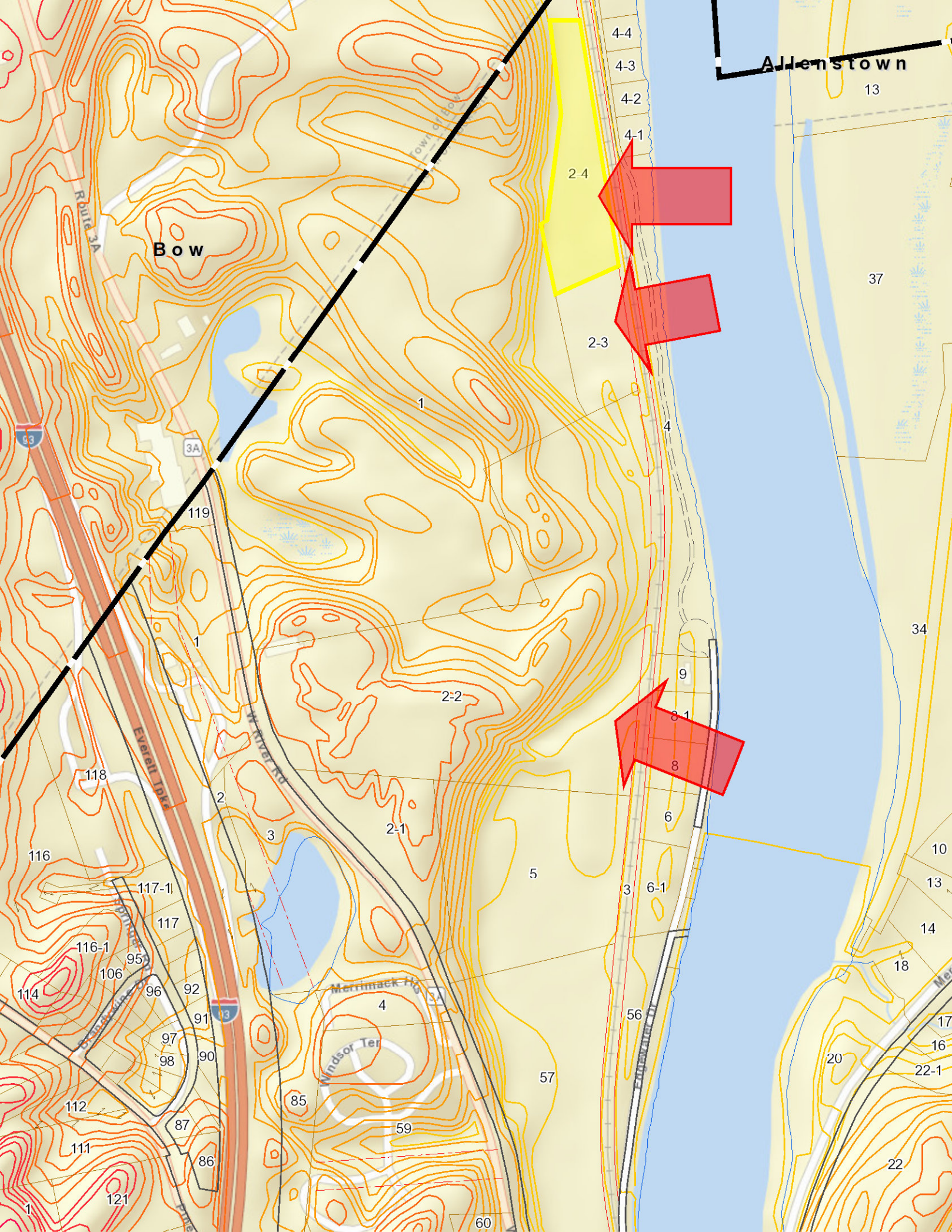
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Allenstown

Bow

Route 3A

53

3A

Everett Lake

Merrimack Rd

Windsor Ter

4.4
4.3
4.2
4.1

2.4

2.3

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NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
REPORT OF EXCAVATED MATERIAL
RSA 72-B:9

See instructions on back of form

OPERATION # 21-225-11 - E

For Tax Year : April 1, 2021 to March 31, 2022

Mailing Address:

**PLOURDE SAND & GRAVEL
DAWN PLOURDE**

**PO BOX 220
SUNCOOK NH 03275-**

APR 15 2022
Assessing Dept.
Town of Hooksett

- Town/City of: HOOKSETT, NH
- Tax Map/Lot # or Road Project Name or #:
M1 LOT 002.1
- Total permitted area under RSA 155-E (acres): 6.7
- Excavation area as of April 1 : _____
- Reclaimed area as of April 1 : _____
- Remaining cubic yards of earth to excavate:
11,000 +/-

8. EXEMPT EARTH

Excavated earth that was used on the parcel of land, or other parcel that is contiguous and in common ownership, in the construction, reclamation, reconstruction or alteration of such parcel of land during the tax year is exempt from the excavation tax. Excavation of earth from a parcel of land which does not exceed 1,000 cubic yards during the tax year is also exempt from the excavation tax but must be reported.

The amount of exempt earth should not be included in # 7.

EXEMPT EARTH TYPE	CUBIC YARDS EXCAVATED

7. DESCRIPTION OF EARTH EXCAVATED DURING TAX YEAR:

EARTH TYPE	EXACT CUBIC YARDS EXCAVATED
GRAVEL	281 yds
SAND	
LOAM	
STONE PRODUCTS	
OTHER:	
TOTAL	281 yds

I / We hereby report the amount of earth excavated under penalty of perjury (If Corporation, an Officer must sign) :

Plourde Sand & Gravel
PRINT OWNER(S) NAME OR CORPORATION CLEARLY

Dawn Plourde 4/15/22
SIGNATURE (IN INK) OF OWNER(S) OR CORPORATE OFFICER & TITLE DATE

Plourde Sand & Gravel
PRINT OWNER(S) NAME CLEARLY

Dawn Plourde 4/15/22
SIGNATURE (IN INK) OF OWNER(S) DATE

Po Box 220
MAILING ADDRESS

SUNCOOK NH 03275
CITY / TOWN STATE ZIP CODE

PHONE #: 603 485 3061 CELL #:

PENALTY: Any person who fails to file a Report of Excavated Material (PA-39) with the proper municipal assessing officials or fails to send copies to the Department of Revenue Administration in accordance with RSA 72-B:9 shall be guilty of a misdemeanor.

DOOMAGE: If an owner neglects to file a Report of Excavated Material (PA-39) or willfully falsifies a report, the assessing officials shall assess doamage which is two (2) times what the tax would have been if the report had been properly filed. Refer to RSA 72-B:10 for the statute on doamage.

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
NOTICE OF INTENT TO EXCAVATE

RSA 72-B

For Tax Year April 1, 22 to March 31 23

RECEIVED

(Assigned by Municipality)

YR TOWN OP#
22 - 225 - 06 - E

PLEASE TYPE or PRINT (If filling in form on-line; use TAB key to move through fields)

- Town/City of: Hooksett
- Tax Map/Block/Lot #: M1 Lot 002.1
- Name of Access Road: W. River Rd
- Total Acreage of Lot: 6.7
- Date of Permit per RSA 155-E:2: _____
or _____ (Municipal Excavation Permit)
- Date of Report, if required, per RSA 155-E:2, I (d): _____
- Permit Number per RSA 485-A:17, if any: _____
(Alteration of Terrain Permit)
- Incidental Construction/155-E:2-a Exception: Check if YES
- Total Permitted Area (acres): 6.7
- Excavation Area (acres) as of April 1: _____
- Reclaimed Area (acres) as of April 1: _____
- Remaining Cubic Yards of Earth to Excavate: _____
- Type of Ownership:
 - Owner of land
 - Previous owner retaining deeded earth excavation rights
 - Owner of earth or earth excavation rights on public lands (Fed., State, Municipal, etc) or, removes earth from public lands or right-of-ways

14. DESCRIPTION OF EARTH TO BE EXCAVATED DURING TAX YEAR

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	<u>3000</u>
SAND	
LOAM	
STONE PRODUCTS	
OTHER ()	
TOTAL	<u>3000</u>

15. CHECK THE BOX THAT DESCRIBES THIS INTENT
- ORIGINAL WITH \$100 FEE (check payable to State of New Hampshire)
 - ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
 - SUPPLEMENTAL WITH \$100 FEE (exceeding original estimate of 1,000 cubic yards or less)
 - SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)

16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

Plourde Sand & Gravel
 PRINT CLEARLY OR TYPE NAME OF OWNER
Naum Plourde 4/15/22
 SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) DATE SIGNED
Dawn Plourde
 PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)
Naum Plourde 4/15/22
 SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) DATE SIGNED

PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)
PO Box 220
 MAILING ADDRESS
SUNCOOK NH 03275
 CITY OR TOWN STATE ZIPCODE
DPPSG@AOL.COM
 E-MAIL ADDRESS
603 485 3061 _____
 HOME PHONE (Enter number without dashes) CELL PHONE (Enter number without dashes)

DATE INTENT SENT TO TOWN: 4/15/22
 E-MAIL REPORT & CERTIFICATE? YES NO
 If NO, Report and Certificate will be mailed to the address above.

TO BE COMPLETED BY MUNICIPAL ASSESSING OFFICIALS
 Amount of Security Required \$ 60.00 CR# 2094211-2
 Security Posted (Bond, Certified Check, etc.) \$ 60.00 CR# 7925

SIGNATURES OF MUNICIPAL ASSESSING OFFICIALS & DATE
 The Municipal Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:

- All owners of record have signed the Intent;
- If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;
- The form is complete; and
- Any bond required under RSA 72-B:5 has been received.
- The Tax Collector shall be notified within 30 days of signing the Intent pursuant to RSA 72-B:8

[Signature] 4/15/22
 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

FOR DRA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN

SIGNED COPY TO - OWNER, RETURNED BY MUNICIPAL ASSESSING OFFICIALS

SIGNED COPY TO - DEPT. OF REVENUE, MUNICIPAL & PROPERTY DIVISION

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
NOTICE OF INTENT TO EXCAVATE
RSA 72-B

RECEIVED

MAY 12 2021

For Tax Year April 1, 21 to March 31, 22

(Assigned by Municipality)

YR TOWN OP#
21 - 225 - 11 - E

PLEASE TYPE or PRINT (If filling in form on-line; use TAB key to move through fields)

15. CHECK THE BOX THAT DESCRIBES THIS INTENT

- ORIGINAL WITH \$100 FEE (check payable to State of New Hampshire)
- ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH \$100 FEE (exceeding original estimate of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)

Assessing Dept.
Town of Hooksett

1. Town/City of: Hooksett
2. Tax Map/Block/Lot #: M 1 L 002.1
3. Name of Access Road: W. River Rd
4. Total Acreage of Lot: 6.7
5. Date of Permit per RSA 155-E:2. _____
or _____ (Municipal Excavation Permit)
6. Date of Report, if required, per RSA 155-E:2, I (d): _____
7. Permit Number per RSA 485-A:17, if any: _____
(Alteration of Terrain Permit)
8. Incidental Construction/155-E:2-a Exception: Check if YES
9. Total Permitted Area (acres): 6.7

16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

Plourde Sand & Gravel
PRINT CLEARLY OR TYPE NAME OF OWNER
Dawn Plourde 5/12/21
SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) DATE SIGNED
Dawn Plourde
PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)
Dawn Plourde 5/12/21
SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) DATE SIGNED

PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)

PO Box 220
MAILING ADDRESS
Suncook NH 03275
CITY OR TOWN STATE ZIP CODE
DPPSG@aol.com
E-MAIL ADDRESS
603 485 3061 _____
HOME PHONE (Enter number without dashes) CELL PHONE (Enter number without dashes)

DATE INTENT SENT TO TOWN: 5/12/21

E-MAIL REPORT & CERTIFICATE? YES NO
If NO, Report and Certificate will be mailed to the address above.

14. DESCRIPTION OF EARTH TO BE EXCAVATED DURING TAX YEAR

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	3000
SAND	
LOAM	
STONE PRODUCTS	
OTHER ()	
TOTAL	3000

TO BE COMPLETED BY MUNICIPAL ASSESSING OFFICIALS

Amount of Security Required \$ 1400.00 cert # 179 5/12/21
Security Posted (Bond, Certified Check, etc.) \$ 1400.00

SIGNATURES OF MUNICIPAL ASSESSING OFFICIALS & DATE

The Municipal Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:

1. All owners of record have signed the Intent;
2. If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;
3. The form is complete; and
4. Any bond required under RSA 72-B:5 has been received
5. The Tax Collector shall be notified within 30 days of signing the Intent pursuant to RSA 72-B:8

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE 5/12/21

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

FOR ENR USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN
SIGNED COPY TO - OWNER, RETURNED BY MUNICIPAL ASSESSING OFFICIALS
SIGNED COPY TO - DEPT. OF REVENUE, MUNICIPAL & PROPERTY DIVISION

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
REPORT OF EXCAVATED MATERIAL
RSA 72-B:9
See instructions on back of form

OPERATION # 21-225-12 - E

For Tax Year : April 1, 2021 to March 31, 2022

Mailing Address:

**PLOURDE SAND & GRAVEL
DAWN PLOURDE**

**PO BOX 220
SUNCOOK**

NH 03275-

APR 15 2022

Assessing Dept.
Town of Hooksett

1. Town/City of: HOOKSETT, NH

2. Tax Map/Lot # or Road Project Name or #:

M1 L002-2

3. Total permitted area under RSA 155-E (acres): 63.3

4. Excavation area as of April 1 :

5. Reclaimed area as of April 1 :

6. Remaining cubic yards of earth to excavate:

700,000 +/-

7. DESCRIPTION OF EARTH EXCAVATED DURING TAX YEAR:

EARTH TYPE	EXACT CUBIC YARDS EXCAVATED
GRAVEL	
SAND	23,243
LOAM	
STONE PRODUCTS	11,153
OTHER:	
TOTAL	34,396

8. EXEMPT EARTH

Excavated earth that was used on the parcel of land, or other parcel that is contiguous and in common ownership, in the construction, reclamation, reconstruction or alteration of such parcel of land during the tax year is exempt from the excavation tax. Excavation of earth from a parcel of land which does not exceed 1,000 cubic yards during the tax year is also exempt from the excavation tax but must be reported.

The amount of exempt earth should not be included in # 7.

EXEMPT EARTH TYPE	CUBIC YARDS EXCAVATED

I / We hereby report the amount of earth excavated under penalty of perjury (If Corporation, an Officer must sign) :

Plourde Sand & Gravel
PRINT OWNER(S) NAME OR CORPORATION CLEARLY

Dawn Plourde 4/15/22
SIGNATURE (IN INK) OF OWNER(S) OR CORPORATE OFFICER & TITLE DATE

Plourde Sand & Gravel
PRINT OWNER(S) NAME CLEARLY

Dawn Plourde 4/15/22
SIGNATURE (IN INK) OF OWNER(S) DATE

PO Box 220
MAILING ADDRESS

SUNCOOK NH 03275
CITY / TOWN STATE ZIP CODE

PHONE #: 6034853061 CELL #:

PENALTY: Any person who fails to file a Report of Excavated Material (PA-39) with the proper municipal assessing officials or fails to send copies to the Department of Revenue Administration in accordance with RSA 72-B:9 shall be guilty of a misdemeanor.

DOOMAGE: If an owner neglects to file a Report of Excavated Material (PA-39) or willfully falsifies a report, the assessing officials shall assess doamage which is two (2) times what the tax would have been if the report had been properly filed. Refer to RSA 72-B:10 for the statute on doamage.

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
NOTICE OF INTENT TO EXCAVATE
RSA 72-B

For Tax Year April 1, 22 to March 31, 23

(Assigned by Municipality)

YR TOWN OP#
22 - 225 - 07 - E

PLEASE TYPE or PRINT (If filling in form on-line; use TAB key to move through fields)

- Town/City of: Hooksett
- Tax Map/Block/Lot #: M 1 LOT 002
- Name of Access Road: W. River Rd
- Total Acreage of Lot: 43.3
- Date of Permit per RSA 155-E:2: _____
or (Municipal Excavation Permit)
- Date of Report, if required, per RSA 155-E:2, I (d): _____
- Permit Number per RSA 485-A:17, if any: _____
(Alteration of Terrain Permit)
- Incidental Construction/155-E:2-a Exception: Check if YES
- Total Permitted Area (acres): 43.3
- Excavation Area (acres) as of April 1: _____
- Reclaimed Area (acres) as of April 1: _____
- Remaining Cubic Yards of Earth to Excavate: 700,000 +/-
- Type of Ownership:
 - Owner of land
 - Previous owner retaining deeded earth excavation rights
 - Owner of earth or earth excavation rights on public lands (Fed., State, Municipal, etc) or, removes earth from public lands or right-of-ways

14. DESCRIPTION OF EARTH TO BE EXCAVATED DURING TAX YEAR

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	
SAND	<u>50,000</u>
LOAM	
STONE PRODUCTS	<u>20,000</u>
OTHER ()	
TOTAL	<u>70,000</u>

15. CHECK THE BOX THAT DESCRIBES THIS INTENT

- ORIGINAL WITH \$100 FEE (check payable to State of New Hampshire)
- ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH \$100 FEE (exceeding original estimate of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)

16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

Plourde Sand's Gravel
 PRINT CLEARLY OR TYPE NAME OF OWNER
Dawn Plourde 4/15/22
 SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) DATE SIGNED
Dawn Plourde
 PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)
Dawn Plourde 4/15/22
 SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) DATE SIGNED

PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)

PO Box 220
 MAILING ADDRESS
Suncook NH 03275
 CITY OR TOWN STATE ZIPCODE
DPPSG@AOL.COM
 E-MAIL ADDRESS
6034853061 _____
 HOME PHONE (Enter number without dashes) CELL PHONE (Enter number without dashes)

DATE INTENT SENT TO TOWN: 4/15/22

E-MAIL REPORT & CERTIFICATE? YES NO
 If NO, Report and Certificate will be mailed to the address above.

TO BE COMPLETED BY MUNICIPAL ASSESSING OFFICIALS
 Amount of Security Required \$ 1400.00 #2942112
 Security Posted (Bond, Certified Check, etc.) \$ 1400.00 SK # 723
 SIGNATURES OF MUNICIPAL ASSESSING OFFICIALS & DATE
 The Municipal Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:
 1. All owners of record have signed the Intent;
 2. If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;
 3. The form is complete; and
 4. Any bond required under RSA 72-B:5 has been received.
 5. The Tax Collector shall be notified within 30 days of signing the Intent pursuant to RSA 72-B:8
[Signature] 4/15/22
 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE
 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE
 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE
 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE
 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

FOR DRA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN
 SIGNED COPY TO - OWNER, RETURNED BY MUNICIPAL ASSESSING OFFICIALS
 SIGNED COPY TO - DEPT. OF REVENUE, MUNICIPAL & PROPERTY DIVISION

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
NOTICE OF INTENT TO EXCAVATE
RSA 72-B

EX-1012

MAY 13 2021

(Assigned by Municipality)

For Tax Year April 1, 21 to March 31, 22

YR TOWN OP#

21 - 225 - 12 - E

PLEASE TYPE or PRINT (If filling in form on-line; use TAB key to move through fields)

- Town/City of: Hooksett
- Tax Map/Block/Lot #: m 1 L002-2
- Name of Access Road: W River Rd
- Total Acreage of Lot: 63.3
- Date of Permit per RSA 155-E:2: _____
or _____ (Municipal Excavation Permit)
- Date of Report, if required, per RSA 155-E:2, I (d): _____
- Permit Number per RSA 485-A:17, if any: _____
(Alteration of Terrain Permit)
- Incidental Construction/155-E:2-a Exception: Check if YES
- Total Permitted Area (acres): 63.3
- Excavation Area (acres) as of April 1: _____
- Reclaimed Area (acres) as of April 1: _____
- Remaining Cubic Yards of Earth to Excavate: 700,000 +/-
- Type of Ownership:
 - Owner of land
 - Previous owner retaining deeded earth excavation rights
 - Owner of earth or earth excavation rights on public lands (Fed., State, Municipal, etc) or, removes earth from public lands or right-of-ways

15. CHECK THE BOX THAT DESCRIBES THIS INTENT

- ORIGINAL WITH \$100 FEE (check payable to State of New Hampshire)
- ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH \$100 FEE (exceeding original estimate of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)

16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

Plowde Sand & Gravel
PRINT CLEARLY OR TYPE NAME OF OWNER

Dawn Plowde
SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) DATE SIGNED _____

Dawn Plowde
PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)

Dawn Plowde
SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) DATE SIGNED _____

PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)

PO Box 220
MAILING ADDRESS

SUNCOOK NH 03275
CITY OR TOWN STATE ZIPCODE

DPPSG@aol.com
E-MAIL ADDRESS

6034853061 _____
HOME PHONE (Enter number without dashes) CELL PHONE (Enter number without dashes)

DATE INTENT SENT TO TOWN: 5/12/21

E-MAIL REPORT & CERTIFICATE? YES NO
If NO, Report and Certificate will be mailed to the address above.

14. DESCRIPTION OF EARTH TO BE EXCAVATED DURING TAX YEAR

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	
SAND	<u>50,000</u>
LOAM	
STONE PRODUCTS	<u>20,000</u>
OTHER ()	
TOTAL	<u>70,000</u>

TO BE COMPLETED BY MUNICIPAL ASSESSING OFFICIALS

Amount of Security Required \$ 60.00

Security Posted (Bond, Certified Check, etc.) \$ 60.00 ck # 7179 5/12/21

SIGNATURES OF MUNICIPAL ASSESSING OFFICIALS & DATE

The Municipal Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:

- All owners of record have signed the Intent;
- If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;
- The form is complete; and
- Any bond required under RSA 72-B:5 has been received.
- The Tax Collector shall be notified within 30 days of signing the Intent pursuant to RSA 72-B:8

[Signature] 5/12/21
SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

FOR DRA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN

SIGNED COPY TO - OWNER, RETURNED BY MUNICIPAL ASSESSING OFFICIALS

SIGNED COPY TO - DEPT. OF REVENUE, MUNICIPAL & PROPERTY DIVISION

REPORT OF EXCAVATED MATERIAL

RSA 72-B:9

See instructions on back of form

2695 3637

OPERATION # 22-225-07-E

For Tax Year : April 1, 2022 to March 31, 2023

Mailing Address:



RECEIVED: APR 14 2023 Assessing Dept. Town of Hooksett

1. Town/City of: HOOKSETT, NH

2. Tax Map/Lot # or Road Project Name or #:

112/a

3. Total permitted area under RSA 155-E (acres): 63.3

4. Excavation area as of April 1 :

5. Reclaimed area as of April 1 :

6. Remaining cubic yards of earth to excavate:

700,000 +/-

8. EXEMPT EARTH

Excavated earth that was used on the parcel of land, or other parcel that is contiguous and in common ownership, in the construction, reclamation, reconstruction or alteration of such parcel of land during the tax year is exempt from the excavation tax. Excavation of earth from a parcel of land which does not exceed 1,000 cubic yards during the tax year is also exempt from the excavation tax but must be reported.

The amount of exempt earth should not be included in # 7.

Table with 2 columns: EXEMPT EARTH TYPE, CUBIC YARDS EXCAVATED

7. DESCRIPTION OF EARTH EXCAVATED DURING TAX YEAR:

Table with 2 columns: EARTH TYPE, EXACT CUBIC YARDS EXCAVATED. Rows include GRAVEL, SAND (20,257 yds), LOAM, STONE PRODUCTS (10,437 yds), OTHER, and TOTAL (30,694 yds).

I / We hereby report the amount of earth excavated under penalty of perjury (If Corporation, an Officer must sign) :

Signature and information section with redacted names and dates (4/14/23).

PENALTY: Any person who fails to file a Report of Excavated Material (PA-39) with the proper municipal assessing officials or fails to send copies to the Department of Revenue Administration in accordance with RSA 72-B:9 shall be guilty of a misdemeanor.

DOOMAGE: If an owner neglects to file a Report of Excavated Material (PA-39) or willfully falsifies a report, the assessing officials shall assess dooimage which is two (2) times what the tax would have been if the report had been properly filed. Refer to RSA 72-B:10 for the statute on dooimage.

2695-3636

See instructions on back of form

OPERATION # 22-225-06-E

For Tax Year : April 1, 2022 to March 31, 2023

Mailing Address:



Received
APR 14 2023
Assessing Dept.
Town of Hooksett

1. Town/City of: HOOKSETT, NH

2. Tax Map/Lot # or Road Project Name or #:

1 / 2.1

3. Total permitted area under RSA 155-E (acres): 6.7

4. Excavation area as of April 1 :

5. Reclaimed area as of April 1 :

6. Remaining cubic yards of earth to excavate:

11,000 +/-

7. DESCRIPTION OF EARTH EXCAVATED DURING TAX YEAR:

EARTH TYPE	EXACT CUBIC YARDS EXCAVATED
GRAVEL	173 yds
SAND	
LOAM	
STONE PRODUCTS	
OTHER:	
TOTAL	173 yds

8. EXEMPT EARTH

Excavated earth that was used on the parcel of land, or other parcel that is contiguous and in common ownership, in the construction, reclamation, reconstruction or alteration of such parcel of land during the tax year is exempt from the excavation tax. Excavation of earth from a parcel of land which does not exceed 1,000 cubic yards during the tax year is also exempt from the excavation tax but must be reported.

The amount of exempt earth should not be included in # 7.

EXEMPT EARTH TYPE	CUBIC YARDS EXCAVATED

I / We hereby report the amount of earth excavated under penalty of perjury (If Corporation, an Officer must sign) :

PRINT OWNER(S) NAME OR CORPORATION CLEARLY

 SIGNATURE (IN INK) OF OWNER(S) OR CORPORATE OFFICER & TITLE

 DATE: 4-14-23

PRINT OWNER(S) NAME CLEARLY

 SIGNATURE (IN INK) OF OWNER(S)

 DATE: 4-14-23

MAILING ADDRESS

CITY / TOWN _____ STATE _____ ZIP CODE _____

PHONE #: _____ CELL #: _____

PENALTY: Any person who fails to file a Report of Excavated Material (PA-39) with the proper municipal assessing officials or fails to send copies to the Department of Revenue Administration in accordance with RSA 72-B:9 shall be guilty of a misdemeanor.

DOOMAGE: If an owner neglects to file a Report of Excavated Material (PA-39) or willfully falsifies a report, the assessing officials shall assess doamage which is two (2) times what the tax would have been if the report had been properly filed. Refer to RSA 72-B:10 for the statute on doamage.

HOKSETT HELPFUL LINKS

[Assessor's Card 523 West River Road \(Tax Map 1, Lot 2-1\)](#)

[Assessor's Card 527 West River Road \(Tax Map 1, Lot 2-2\)](#)

[Assessor's Card West River Road \(Tax Map 1, Lot 2-3\)](#)

[Assessor's Card West River Road \(Tax Map 1, Lot 2-4\)](#)

Hooksett Zoning Ordinance:
[ZONING ORDINANCE \(hooksett.org\)](#)

Hooksett Zoning Districts:
<https://www.hooksett.org/zoning-board-adjustment/pages/zoning-districts>

Town of Hooksett Commercial Earth Excavation Regulations
[hooksett_excavation_regs - 9-28-22.pdf](#)

New Hampshire Department of Revenue Gravel Tax Information Page:
<https://www.revenue.nh.gov/mun-prop/property/gravel.htm>

TOWN OF HOOKSETT
 35 Main Street
 Hooksett, NH 03106

Date: 12/21/23

603-485-9534

Please call with any questions

PLOURDE SAND & GRAVEL CO.
 PO BOX 220
 SUNCOOK,, NH 03275-0220

Acct# 002695

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 01/10/24

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2018 Tax Lien	307860	05/10/19	9,293.31	
Other Chg-MTGN		06/24/19	51.75	
Other Chg-TAXC		04/15/21	17.50	
Other Chg-MTGN		04/15/21	125.00	
Ck 20891..MTGN		05/19/21	-170.72	
Interest Chg		10/06/21	2,493.97	
Ck 007256 MTGN		10/06/21	-6.03	
Ck 007256 TAXC		10/06/21	-17.50	
Ck 007256 INT		10/06/21	-2,476.47	
INTEREST DUE 1706 DAYS(4.583)			5,324.63	14,635.44
2020 Tax Lien	334018	05/07/21	9,191.39	
Other Chg-MTGN		07/06/21	125.00	
Other Chg-TAXC		04/13/23	19.00	
Other Chg-MTGN		04/13/23	96.00	
INTEREST DUE 978 DAYS(3.525)			3,447.90	12,879.29
2021 Tax Lien	347106	05/06/22	9,095.04	
Other Chg-MTGN		07/05/22	56.00	
INTEREST DUE 614 DAYS(3.489)			2,141.94	11,292.98
2022 Tax Lien	360226	05/05/23	9,811.85	
INTEREST DUE 250 DAYS(3.763)			940.86	10,752.71
2023 Property Tax - 1st Issue	364974	05/24/23	4,679.00	
INTEREST DUE 189 DAYS(1.026)			193.83	4,872.83
SUBTOTAL REAL PROPER# 003636 L/O 523 WEST RIVER ROAD				54,433.25
Map/Lot : 0001-0002-0001				

TOWN OF HOOKSETT
35 Main Street
Hooksett, NH 03106

Date: 12/21/23

603-485-9534

Please call with any questions

PLOURDE SAND & GRAVEL CO.
PO BOX 220
SUNCOOK,, NH 03275-0220

Acct# 002695

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 01/10/24

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2017 Tax Lien	294954	05/04/18	92,376.02	
Other Chg-MTGN		05/05/18	11.28	
Other Chg-TAXC		01/08/21	17.50	
Other Chg-MTGN		01/08/21	137.50	
Interest Chg		03/31/21	9,851.22	
Ck 007158 MTGN		03/31/21	-148.78	
Ck 007158 TAXC		03/31/21	-17.50	
Ck 007158 INT		03/31/21	-9,833.72	
Interest Chg		05/19/21	10,000.00	
Ck 007187 INT		05/19/21	-10,000.00	
+Adj Pay INT		05/19/21	10,000.00	
Other Chg-BDCK		05/19/21	35.00	
Interest Chg		06/09/21	10,035.00	
Ck BANK ..BDCK		06/09/21	-35.00	
Ck BANK ..INT		06/09/21	-10,000.00	
Interest Chg		10/06/21	10,000.00	
Ck 007255 INT		10/06/21	-10,000.00	
+Adj Pay INT		10/06/21	10,000.00	
Other Chg-BDCK		10/06/21	35.00	
Other Chg-BDCK		12/06/21	6.98	
INTEREST DUE 2077 DAYS(45.555)			54,732.13	167,202.63
2018 Tax Lien	307862	05/10/19	76,233.85	
Other Chg-MTGN		06/24/19	51.75	
Other Chg-TAXC		04/15/21	17.50	
Other Chg-MTGN		04/15/21	125.00	
INTEREST DUE 1706 DAYS(37.595)			64,136.69	140,564.79
2020 Tax Lien	334020	05/07/21	75,044.90	
Other Chg-MTGN		07/06/21	125.00	
Other Chg-TAXC		04/13/23	19.00	

TOWN OF HOOKSETT
35 Main Street
Hooksett, NH 03106

Date: 12/21/23

603-485-9534

Please call with any questions

PLOURDE SAND & GRAVEL CO.
PO BOX 220
SUNCOOK,, NH 03275-0220

Acct# 002695

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 01/10/24

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
Other Chg-MTGN		04/13/23	96.00	
INTEREST DUE 978 DAYS(28.784)			28,151.09	103,435.99
2021 Tax Lien	347108	05/06/22	74,088.97	
Other Chg-MTGN		07/05/22	56.00	
INTEREST DUE 614 DAYS(28.418)			17,448.46	91,593.43
2022 Tax Lien	360228	05/05/23	79,933.87	
INTEREST DUE 250 DAYS(30.660)			7,664.89	87,598.76
2023 Property Tax - 1st Issue	364975	05/24/23	38,270.00	
INTEREST DUE 189 DAYS(8.388)			1,585.32	39,855.32
SUBTOTAL REAL PROPER# 003637 L/B 527 WEST RIVER ROAD				630,250.92
Map/Lot : 0001-0002-0002				

TOWN OF HOOKSETT
35 Main Street
Hooksett, NH 03106

Date: 12/21/23

603-485-9534

Please call with any questions

PLOURDE SAND & GRAVEL CO.
PO BOX 220
SUNCOOK,, NH 03275-0220

Acct# 002695

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 01/10/24

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2021 Tax Lien	347110	05/06/22	18.06	
Other Chg-MTGN		07/05/22	56.00	
INTEREST DUE 614 DAYS(0.007)			4.25	78.31
2022 Tax Lien	360230	05/05/23	13.12	
INTEREST DUE 250 DAYS(0.005)			1.26	14.38
2023 Property Tax - 1st Issue	364976	05/24/23	1.00	
INTEREST DUE 189 DAYS(0.000)			0.04	1.04
SUBTOTAL REAL PROPER# 003638 L/O WEST RIVER ROAD				93.73
Map/Lot : 0001-0002-0003				

TOWN OF HOOKSETT
35 Main Street
Hooksett, NH 03106

Date: 12/21/23

603-485-9534

Please call with any questions

PLOURDE SAND & GRAVEL CO.
PO BOX 220
SUNCOOK,, NH 03275-0220

Acct# 002695

STATEMENT OF ACCOUNT

INTEREST AND/OR PENALTIES THROUGH 01/10/24

DESCRIPTION AND YEAR	INV#	DATE	AMOUNT	BALANCE
2021 Tax Lien	347112	05/06/22	18.06	
Other Chg-MTGN		07/05/22	56.00	
INTEREST DUE 614 DAYS(0.007)			4.25	78.31
2022 Tax Lien	360232	05/05/23	14.18	
INTEREST DUE 250 DAYS(0.005)			1.36	15.54
2023 Property Tax - 1st Issue	364977	05/24/23	2.00	
INTEREST DUE 189 DAYS(0.000)			0.08	2.08
SUBTOTAL REAL PROPER# 003639 L/O WEST RIVER ROAD				95.93
Map/Lot : 0001-0002-0004				
TOTAL ACCOUNT# 002695 PLOURDE SAND & GRAVEL CO.				95.93

MEMORANDUM OF SALE
523-527 West River Road, Hooksett, New Hampshire

Date: January 10, 2024

I, _____ (hereinafter referred to as the "Buyer"), hereby acknowledge that I have this day agreed to purchase at a Mortgagee's Public Auction Foreclosure Sale from GreenLake Real Estate Fund, LLC (hereinafter referred to as the "Seller"), The real estate situated at and numbered: 523-527 West River Road, Hooksett, State of New Hampshire, for the sum of:

_____ (\$ _____) Dollars

Buyer hereby agrees to comply with all of the terms of the sale as stated in this Memorandum of Sale as well as the additional terms, which are attached hereto. Buyer has this day paid to Seller Fifty Thousand Dollars (\$50,000.00) as a non-refundable deposit on the sale, with further payment required to meet Ten Percent (10%) of the final bid amount within forty-eight (48) hours to be paid to the Law Offices of Craig, Deachman & Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101 (Telephone No.: 603-665-9111, email address mvanzanten@cda-law.com). Said deposit shall be forfeited to the use of Seller in the event that Buyer fails to comply with any terms of the sale. Notwithstanding any and all forfeitures, said forfeitures shall not relieve the Buyer of any liability under this contract.

The balance of the purchase price shall be paid in cash, certified or treasurer's check and shall be deposited with the office of Craig Deachman & Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101 within forty-five (45) Days. The said real estate will be conveyed by a Mortgagee's Foreclosure Deed upon receipt of the balance of the purchase price. All of this to be accomplished during normal banking hours and time is of the essence.

No personal property of any nature is included in this contract or sale except such as are particularly mentioned in writing herein.

In addition to the purchase price, the Buyer shall also pay all unpaid real estate taxes, water and sewer bills, municipal liens, tax titles, betterments and assessments, and document tax stamps to the State of New Hampshire (\$15.00 per thousand) with recording charges as required by the Registry of Deeds.

Seller acknowledges that Seller has this day received from the Buyer the sum of Fifty Thousand Dollars (\$50,000.00) as a non-refundable deposit towards this purchase. The real estate is situated at and numbered: 523-527 West River Road in the Town of Hooksett, State of New Hampshire, and specifically identified in a Mortgage recorded with the Merrimack County Registry of Deeds at Book 3441, Page 0643, this day sold by said Auctioneer at public auction for the sale price as noted above, subject to any and all terms and conditions of the sale.

Buyer: _____
(signature)

(print name)

(Address)

(telephone number)

Seller: GreenLake Real Estate Fund, LLC
By its Attorneys:
Craig Deachman and Associates PLLC

Authorized Agent

water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water.

- Subject to any Right of Redemption by the United States of America or its agencies or subsidiaries, if any there be;
- Risk of Loss: The Buyer acknowledges that from and after this date, the Buyer shall have the sole risk of loss and the Mortgagee shall have no responsibility for maintaining insurance on the premises. In the event that the premises is damaged by fire or other casualty after the date hereof, the Buyer shall remain obligated to consummate the sale without any reduction in the purchase price;
- In the event the Seller cannot convey title to the property as stipulated, the deposit and, if applicable, the balance of the purchase price shall be refunded and all rights hereunder shall cease and the Buyer shall have no recourse against the Seller or Seller's employees, agents and representatives whether at law or in equity and the obligations of all parties under this Memorandum of Sale shall be null and void;

Initials: _____
(buyer) (buyer)

The Buyer is further advised that all information as shown in the newspaper advertisements and the brochure that has been used for mailing and/or distribution at this auction sale has been compiled purely for the convenience and assistance of the Buyer and while the information shown is assumed to be reasonably correct, it is not guaranteed and/or warranted by the Mortgagee, Auctioneer, Attorney for the Mortgagee, nor any representative of the Mortgagee;

- The Buyer is aware and acknowledges that the property is being sold "as is" and further acknowledges that no representations or warranties of any kind whatsoever have been made by or on behalf of the Mortgagee as to the condition, construction or fitness for habitation or whether it conforms to applicable state or local building and sanitary codes. Further, no representations or warranties have been made by or on behalf of the Mortgagee concerning zoning, state of title, utilities, condition of the premises or otherwise.

I, the Buyer at this Public Auction Sale, do hereby acknowledge that I have read the foregoing and agree to the terms and conditions as set forth and I further acknowledge receipt of a copy of these terms and conditions and a copy of the Auctioneer's Memorandum of Sale.

Buyer: _____

Seller: GreenLake Real Estate Fund, LLC
By its Attorneys:
Craig Deachman and Associates PLLC

Authorized Agent

Property B

13 Allenstown Road, Allenstown, NH

Description

A 68±-acre site with access from two entrances along Allenstown Road (Route 3) with 1,548± feet of frontage. The northerly border is Granite Street with 3,785± feet of frontage and the eastern border is Old Chester Turnpike with 1,412 ± feet of frontage.

The lot is improved with a 1,380 square foot office.



Zoning: Business District

Deed Reference: Book 2029,
Page 0325

Road Frontage: 6,745'

Water: Public on Granite Street

Sewer: Cost shared system on
Granite Street.

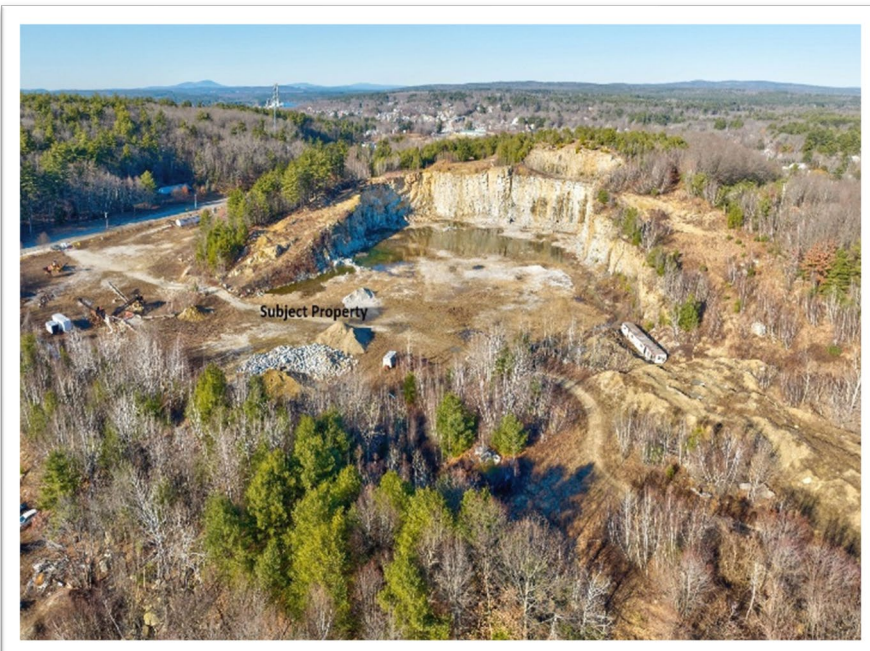


2023 Property Assessment

Tax Map: 108, Lot 3

Tax Rate:21.20

	Assessed Value	Taxes	Outstanding Real Estate Taxes as of 01/10/24:
Total	\$1,372,200	\$29,091.24	\$114,869.21



Parcel ID: 000108 000003 000000 (CARD 1 of 1)
Owner: PLOURDE SAND & GRAVEL CO. INC.
C/O GREENLAKE
Location: 13 ALLENSTOWN ROAD
Acreage: 68.220

General

Valuation

Building Value: \$26,400
Features: \$43,300
Taxable Land: \$1,302,500

Card Value: \$1,372,200
Parcel Value: \$1,372,200

[Review and Pay Property Taxes Online](#)

Listing History

List Date Lister
10/28/2019 ERVL
01/07/2019 INSP
08/01/2017 LMHC
03/10/2017 JBPM
09/22/2015 JDVM

Notes: OFFICE IS AN OLD MH CONVERTED; 9/15 DNVI; NO INFO PER MNGR; SOME EXT SIDING DMG;EST ROOF COVER; 10/19; FS
\$2,495,000 (INC GRAV/EQUIP ETC UNQ SALE); REPLACED 65' MH OFFICE W/47'-DATA EST, XFOBS ADJ: GREAT COMM
STABILITY/DEV POTENTIAL

History Of Taxable Values

Tax Year	Building	Features	Land	Value Method	Total Taxable
2022	\$26,400	\$43,300	\$1,302,500	Cost Valuation	\$1,372,200
2021	\$9,200	\$43,300	\$602,900	Cost Valuation	\$655,400
2020	\$9,200	\$43,300	\$602,900	Cost Valuation	\$655,400
2019	\$9,200	\$43,300	\$602,900	Cost Valuation	\$655,400
2018	\$10,600	\$45,400	\$602,900	Cost Valuation	\$658,900
2017	\$10,600	\$45,400	\$602,900	Cost Valuation	\$658,900
2016	\$6,100	\$27,200	\$671,300	Cost Valuation	\$704,600
2015	\$6,100	\$27,200	\$671,300	Cost Valuation	\$704,600
2014	\$6,700	\$25,000	\$671,300	Cost Valuation	\$703,000
2013	\$6,700	\$25,000	\$671,300	Cost Valuation	\$703,000
2012	\$25,400	\$0	\$485,800	Cost Valuation	\$511,200

Sales

There Are No Sales For This Card

Land

Size: 68.220 Ac. Site: UND/CLR
Zone: 01 - B - BUSINESS Driveway: DIRT/GRAVEL/HARDPACK
Neighborhood: AVG Road: PAVED
Land Use: COM/IND
Taxable Value: \$1,302,500

Land Type	Units	Base Rate	NC	Adj	Site	Road	Dway	Topo	Cond	SPI	R	Tax Value	Notes
COM/IND	1.000 AC	136,000	E	100	95	100	95	100 LEVEL	500	0	N	613,700	PRIME/USE
COM/IND	1.000 AC	1,500	X	82	0	0	0	95 MILD	500	0	N	5,800	INUSE



Type	Units	Rate	NC	Adj	Site	Road	Dway	Topo	Cond	SPI	R	Value	Notes
DM/IND	59.220 AC	1,500	X	82	0	0	0	85 MODERATE	500	0	N	309,600	RESIDUAL
DM/IND	7.000 AC	1,500	X	82	0	0	0	100	10	0	N	900	MARSH
DM/IND	2550.000 FF	125	X	82	0	0	0	95 MILD	150	0	N	372,500	EXPOSURE/VIS/CTD

(i)

(i) (i)

Building

1.00 STORY MH/OFFICE Built In 1980

Roof:	GABLE OR HIP ASPHALT	Bedrooms:	0	Quality:	AVG-20
Exterior:	VINYL SIDING	Bathrooms:	AVERAGE	Size Adj.	1.3659
Interior:	WALL BOARD	Extra Kitchens:	0	Base Rate:	111.00
Flooring:	VCT	Fireplaces:	0	Building Rate:	1.0272
Heat:	OIL FA DUCTED	Generators:	0	Sq. Foot Cost:	114.01
		AC:	NO	Effective Area:	446
		Comm. Wall Factor:	100	Gross Living Area:	470
		Comm Wall:	WOOD	Cost New:	\$50,848

Depreciation

Normal AVERAGE	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
48%	0%	0%	0%	0%	48%	\$26,400

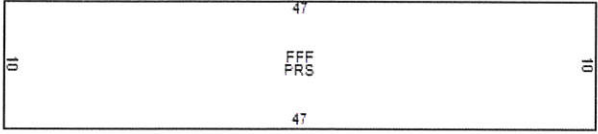
Attributes

Attribute Type	Units	Length x Width	Size Adj	Rate	Cond	Value	Notes
SCALE 60 TON	1		100	55000.00	75	\$41,250	10X60/WEIGHT EST
HED-METAL	360	8 x 45	104	6.00	10	\$225	T-TRAILER/EST/DEBRIS
HED-WOOD	35	5 x 7	400	10.00	100	\$1,400	TOLL BOOTH
HED-METAL	144	8 x 18	171	6.00	10	\$148	
HED-METAL	256	8 x 32	123	6.00	10	\$189	
HED-METAL	112	8 x 14	203	6.00	10	\$136	
HED-METAL	650	10 x 65	85	6.00	0	\$0	OLD OFF/NV/FAR REAR
Total:						\$43,300	

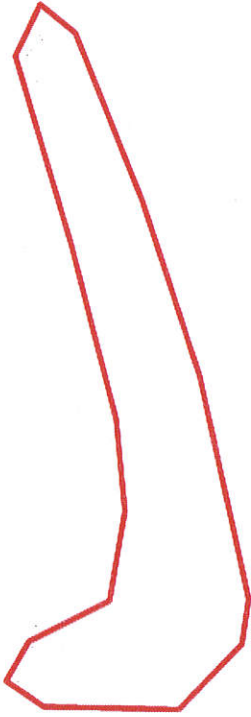
Photo



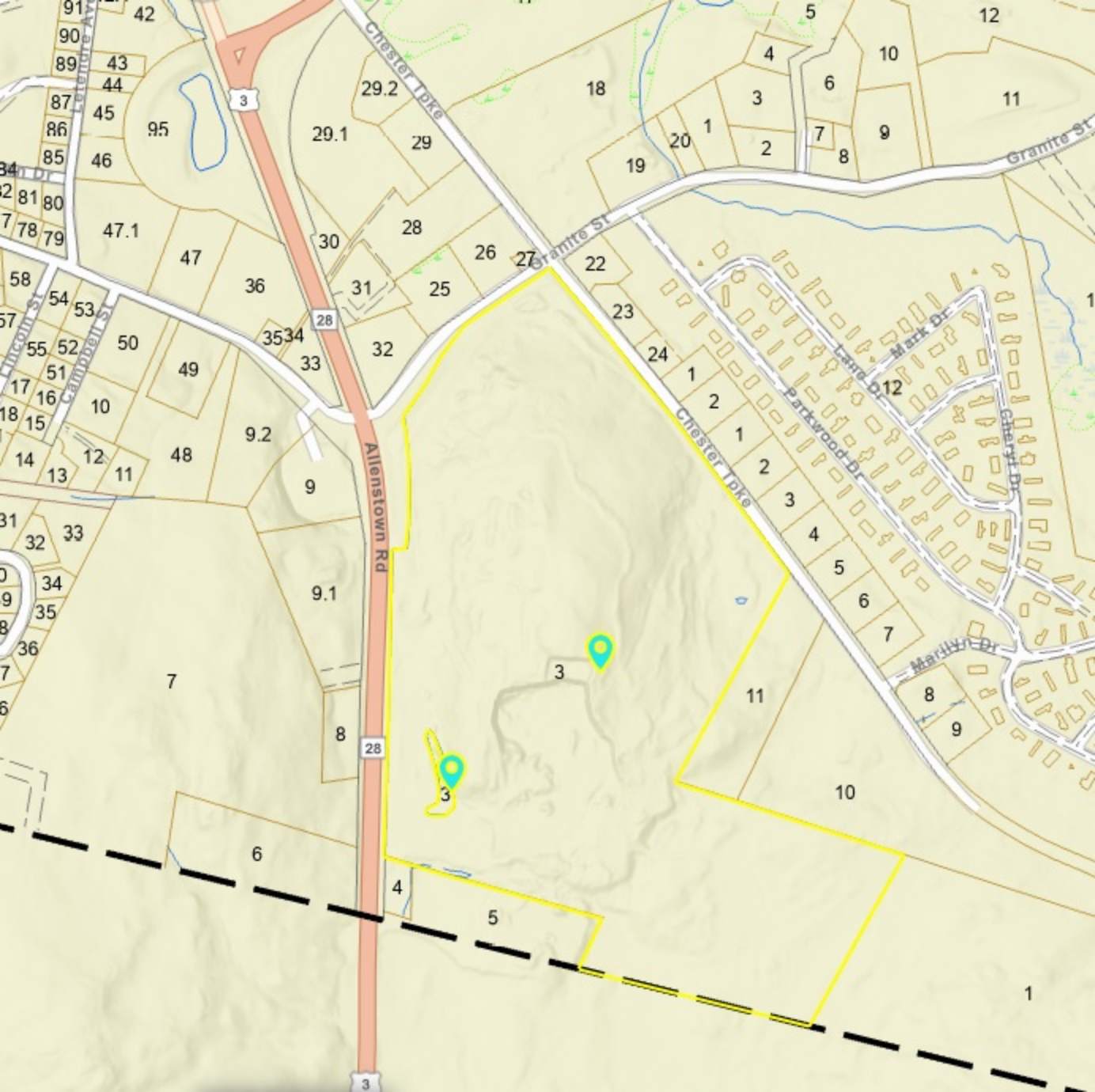
Code	Description	Area	Eff Area	GL Area
FFF	FST FLR FIN	470	470	470
PRS	PIERS	470	-24	0
Totals			446	470



ap



Google



GENERAL INSTRUCTIONS FOR FILING THIS FORM ON REVERSE

(Assigned by Municipality)

YR TOWN OP#
16 - 007 - 04 - E

PLEASE TYPE or PRINT (If filing in form on-line; use TAB key to move through fields)

- Town/City of: Allenstown
- Tax Map/Block/Lot #: M108 L 003.1
- Name of Access Road: Chester Tpk.
- Total Acreage of Lot: 15.67
- Date of Permit per RSA 155-E:2: _____
or (Municipal Excavation Permit)
- Date of Report, if required, per RSA 155-E:2, 1 (d): _____
- Permit Number per RSA 485-A:17, if any: _____
(Alteration of Terrain Permit)
- Incidental Construction/155-E Exception: Check if YES
- Total Permitted Area (acres): 15.67
- Excavation Area (acres) as of April 1: _____
- Reclaimed Area (acres) as of April 1: _____
- Remaining Cubic Yards of Earth to Excavate: 175,000 +/-
- Type of Ownership:
 - Owner of land
 - Previous owner retaining deeded earth excavation rights
 - Owner of earth or earth excavation rights on public lands (Fed., State, Municipal, etc) or, removes earth from public lands or right-of-ways

14. DESCRIPTION OF EARTH TO BE EXCAVATED DURING TAX YEAR

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	3000
SAND	
LOAM	
STONE PRODUCTS	
OTHER ()	
TOTAL	3000

For Tax Year April 1, 16 to March 31, 17

15. CHECK THE BOX THAT DESCRIBES THIS INTENT

- ORIGINAL WITH \$100 FEE (check payable to State of New Hampshire)
- ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH \$100 FEE (exceeding original estimate of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)

16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

Oscar Plourde
SIGNATURE (IN INK) OF OWNER(S) OR CORPORATE OFFICER(S) DATE SIGNED
PRINT CLEARLY OR TYPE NAME OF OWNER(S) OR CORPORATE OFFICER(S)
Down Plourde 4/20/16
SIGNATURE (IN INK) OF OWNER(S) OR CORPORATE OFFICER(S) DATE SIGNED
Down Plourde
PRINT CLEARLY OR TYPE NAME OF OWNER(S) OR CORPORATE OFFICER(S)

PO Box 220
MAILING ADDRESS
Suncook NH 03275
CITY OR TOWN STATE ZIP CODE
DPPSG@FOL.COM
E-MAIL ADDRESS
6034853061 _____
HOME PHONE (Enter number without dashes) CELL PHONE (Enter number without dashes)

DATE INTENT SENT TO TOWN: _____
E-MAIL REPORT & CERTIFICATE? YES NO
If NO, Report and Certificate will be mailed to the address above.

TO BE COMPLETED BY ASSESSING OFFICIALS

Amount of Security Required \$ _____
Security Posted (Bond, Certified Check, etc.) \$ _____

SIGNATURES & DATE OF ASSESSING OFFICIALS

The Selectmen/Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:

- All owners of record have signed the intent;
- If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;
- The form is complete; and
- Any bond required under RSA 72-B:5 has been received.

James Tandell 04/28/2016
SIGNATURE (IN INK) DATE
Kate A. Walker
SIGNATURE (IN INK) DATE
David H Estin
SIGNATURE (IN INK) DATE
SIGNATURE (IN INK) DATE
SIGNATURE (IN INK) DATE

FOR DRA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN
SIGNED COPY TO - OWNER, RETURNED BY ASSESSING OFFICIALS
SIGNED COPY TO - DEPT. OF REVENUE, MUNICIPAL & PROPERTY DIVISION

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
NOTICE OF INTENT TO EXCAVATE
RSA 72-B

GENERAL INSTRUCTIONS FOR FILING THIS FORM ON REVERSE

(Assigned by Municipality)

YR TOWN OP#
16 - 007 - 03 - E

For Tax Year April 1, 16 to March 31, 17

PLEASE TYPE or PRINT (If filling in form on-line; use TAB key to move through fields)

- Town/City of: Allenstown
- Tax Map/Block/Lot #: M108 L003
- Name of Access Road: Allenstown Rd
- Total Acreage of Lot: 41.9
- Date of Permit per RSA 155-E:2: _____
or (Municipal Excavation Permit)
- Date of Report, if required, per RSA 155-E:2, 1 (d): _____
- Permit Number per RSA 485-A:17, if any: _____
(Alteration of Terrain Permit)
- Incidental Construction/155-E Exception: Check if YES
- Total Permitted Area (acres): 41.9
- Excavation Area (acres) as of April 1: _____
- Reclaimed Area (acres) as of April 1: _____
- Remaining Cubic Yards of Earth to Excavate: 1,000,000 +/-
- Type of Ownership:

- Owner of land
- Previous owner retaining deeded earth excavation rights
- Owner of earth or earth excavation rights on public lands
- (Fed., State, Municipal, etc) or, removes earth from public lands or right-of-ways

14. DESCRIPTION OF EARTH TO BE EXCAVATED DURING TAX YEAR

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	
SAND	
LOAM	
STONE PRODUCTS	10,000
OTHER ()	
TOTAL	10,000

15. CHECK THE BOX THAT DESCRIBES THIS INTENT

- ORIGINAL WITH \$100 FEE (check payable to State of New Hampshire)
- ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH \$100 FEE (exceeding original estimate of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)

16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

Oscar Plourde 4/20/16
SIGNATURE (in ink) OF OWNER(S) OR CORPORATE OFFICER(S) DATE SIGNED

Oscar Plourde
PRINT CLEARLY OR TYPE NAME OF OWNER(S) OR CORPORATE OFFICER(S)

Dawn Plourde 4/20/16
SIGNATURE (in ink) OF OWNER(S) OR CORPORATE OFFICER(S) DATE SIGNED

Dawn Plourde
PRINT CLEARLY OR TYPE NAME OF OWNER(S) OR CORPORATE OFFICER(S)

PO Box 220
MAILING ADDRESS

SUNCOOK NH 03275
CITY OR TOWN STATE ZIPCODE

DPPSG@AOL.COM
E-MAIL ADDRESS

6034853061 _____
HOME PHONE (Enter number without dashes) CELL PHONE (Enter number without dashes)

DATE INTENT SENT TO TOWN: _____

E-MAIL REPORT & CERTIFICATE? YES NO
If NO, Report and Certificate will be mailed to the address above.

TO BE COMPLETED BY ASSESSING OFFICIALS

Amount of Security Required \$ _____

Security Posted (Bond, Certified Check, etc.) \$ _____

SIGNATURES & DATE OF ASSESSING OFFICIALS

The Selectmen/Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:

- All owners of record have signed the intent;
- If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;
- The form is complete; and
- Any bond required under RSA 72-B:5 has been received.

James Tardiff 04/28/2016
SIGNATURE (IN INK) DATE

Kate A. Walker _____
SIGNATURE (IN INK) DATE

David H. Estu _____
SIGNATURE (IN INK) DATE

SIGNATURE (IN INK) DATE

SIGNATURE (IN INK) DATE

SIGNATURE (IN INK) DATE

FOR DRA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN
SIGNED COPY TO - OWNER, RETURNED BY ASSESSING OFFICIALS
SIGNED COPY TO - DEPT. OF REVENUE, MUNICIPAL & PROPERTY DIVISION

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
NOTICE OF INTENT TO EXCAVATE
RSA 72-B

GENERAL INSTRUCTIONS FOR FILING THIS FORM ON REVERSE

(Assigned by Municipality)

YR TOWN OP#
15 · 007 · 85 · E

For Tax Year April 1, 15 to March 31, 16

PLEASE TYPE or PRINT (If filling in form on-line, use TAB key to move through fields)

- Town/City of: Allenstown
- Tax Map/Block/Lot #: M108 L 003.1
- Name of Access Road: Chester Trk
- Total Acreage of Lot: 15.67
- Date of Permit per RSA 188-B:2: _____
OR (Municipal Excavation Permit)
- Date of Report, if required, per RSA 188-B:2, 1 (d): _____
- Permit Number per RSA 486-A:17, if any: _____
(Alteration of Terrain Permit)
- Incidental Construction/188-B Exception: Check if YES
- Total Permitted Area (acres): 15.67
- Excavation Area (acres) as of April 1: _____
- Reclaimed Area (acres) as of April 1: _____
- Remaining Cubic Yards of Earth to Excavate: 175,000 +/-
- Type of Ownership:
 - Owner of land
 - Previous owner retaining deeded earth excavation rights
 - Owner of earth or earth excavation rights on public lands (Fed., State, Municipal, etc) or, removes earth from public lands or right-of-ways

15. CHECK THE BOX THAT DESCRIBES THIS INTENT

- ORIGINAL WITH \$100 FEE (check payable to State of New Hampshire)
- ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH \$100 FEE (exceeding original estimate of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)

16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

<u>Craig Clark</u>	<u>4/5/15</u>
SIGNATURE (in ink) OF OWNER(S) OR CORPORATE OFFICER(S)	DATE SIGNED
<u>Oscar P Plourde</u>	
PRINT CLEARLY OR TYPE NAME OF OWNER(S) OR CORPORATE OFFICER(S)	
<u>Mum Plourde</u>	<u>4/15/15</u>
SIGNATURE (in ink) OF OWNER(S) OR CORPORATE OFFICER(S)	DATE SIGNED
<u>Down Plourde</u>	
PRINT CLEARLY OR TYPE NAME OF OWNER(S) OR CORPORATE OFFICER(S)	
<u>PO Box 220</u>	
MAILING ADDRESS	
<u>SUNCOOK</u>	<u>NH</u>
CITY OR TOWN	STATE
	<u>03275</u>
	ZIP CODE
<u>DP.PSG@AOL.COM</u>	
E-MAIL ADDRESS	
<u>603.485.3061</u>	
HOME PHONE (AREA NUMBER WITHOUT DASHES)	CELL PHONE (AREA NUMBER WITHOUT DASHES)

DATE INTENT SENT TO TOWN: _____
E-MAIL REPORT & CERTIFICATE? YES NO
If NO, Report and Certificate will be mailed to the address above.

14. DESCRIPTION OF EARTH TO BE EXCAVATED DURING TAX YEAR

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	<u>2000</u>
SAND	
LOAM	
STONE PRODUCTS	<u>2000</u>
OTHER ()	
TOTAL	<u>4000</u>

TO BE COMPLETED BY ASSESSING OFFICIALS

Amount of Security Required \$ _____
Security Posted (Bond, Certified Check, etc.) \$ _____

SIGNATURES & DATE OF ASSESSING OFFICIALS

The Selectmen/Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:

- All owners of record have signed the intent;
- If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;
- The form is complete; and
- Any bond required under RSA 72-B:8 has been received.

Jeff Lyrval 5-27-2015
SIGNATURE (IN INK) DATE

Kate A. Walker
SIGNATURE (IN INK) DATE

Jean Tardiff
SIGNATURE (IN INK) DATE

FOR DUA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN
SIGNED COPY TO - OWNER, RETURNED BY ASSESSING OFFICIALS
SIGNED COPY TO - DEPT. OF REVENUE, MUNICIPAL & PROPERTY DIVISION

ALLENSTOWN HELPFUL LINKS

Allenstown Zoning Ordinance

https://www.allenstownnh.gov/sites/g/files/vyhlf241/f/uploads/zoning_or_dinance_as_approved_on_030822.pdf

Allenstown Home Page: <https://www.allenstownnh.gov/>

Allenstown Zoning Map:

[zoning_official_map_2019_aug.pdf \(allenstownnh.gov\)](#)

Allenstown Tax Incentive Zone:

[Proposed 162N Zone 10-20-10 24x36.pdf \(allenstownnh.gov\)](#)

New Hampshire Department of Revenue Gravel Tax Information Page:

<https://www.revenue.nh.gov/mun-prop/property/gravel.htm>

Displaying results for Address: 13 ALLENSTOWN ROAD.

Due amounts reflect interest as of 1/10/2024.

Change Date

≤	January 2024							≥
Sun	Mon	Tue	Wed	Thu	Fri	Sat		
31	1	2	3	4	5	6		
7	8	9	10	11	12	13		
14	15	16	17	18	19	20		
21	22	23	24	25	26	27		
28	29	30	31	1	2	3		
4	5	6	7	8	9	10		

Cart Total: \$114869.21

Check Out

Cancel Cart

Making a Partial Payment?

Partial payments can be made by adjusting the Payment Amount on the CheckOut Page. If you haven't already added an invoice to the cart do so now by clicking ADD TO CART. Continue to the CheckOut Page by clicking 'Check Out' above.

The total due on this page is \$114,869.21.

Add All To Cart

Show Unpaid Only



Invoice Number: 2023P02021703

Print

Current Owner	PLOURDE SAND & GRAVEL CO. INC.	Due Date	12/18/2023
Current Owner 2	C/O GREENLAKE	Bill Amount	\$15,712.00
Billed Owner	PLOURDE SAND & GRAVEL CO. INC.		
Location	13 ALLENSTOWN ROAD	Principal	\$15,712.00
Type	Property Tax	Interest	\$79.21 *
Map-Lot-Sub	000108-000003-000000	Penalties	\$0.00
Acres	68.22	Total Due	\$15,791.21

*Per Diem Interest is \$3.4437

OTHER PAYMENT OPTIONS:
CASH or CHECK

US Mail:
Town of Allenstown
16 School St
Allenstown NH 03275

In Person at
16 School St
Allenstown NH 03275

Drop Box available at main
entrance 24 hours a day.

Office hours:
Mon-Thurs
8:30 AM -4:30 PM
Closed Fridays

The Net Assessment was \$1,372,200 at the time of this bill.

Assessment ▼

Transactions ▼

Invoice Number: 2023P01021702

Print

Current Owner	PLOURDE SAND & GRAVEL CO. INC.	Due Date	7/5/2023
Current Owner 2	C/O GREENLAKE	Bill Amount	\$13,379.00
Billed Owner	PLOURDE SAND & GRAVEL CO. INC.		
Location	13 ALLENSTOWN ROAD	Principal	\$13,379.00
Type	Property Tax	Interest	\$554.22 *
Map-Lot-Sub	000108-000003-000000	Penalties	\$0.00
Acres	68.22	Total Due	\$13,933.22

*Per Diem Interest is \$2.9324

The Net Assessment was \$1,372,200 at the time of this bill.

Assessment ▼

Transactions ▼

Invoice Number: 2023L01000167

Print

Current Owner	PLOURDE SAND & GRAVEL CO. INC.	Due Date	6/13/2023
Current Owner 2	C/O GREENLAKE	Bill Amount	\$28,112.63
Billed Owner	PLOURDE SAND & GRAVEL CO. INC.		
Location	13 ALLENSTOWN ROAD	Principal	\$28,112.63

Type	Lien	Interest	\$2,275.20 *
Map-Lot-Sub	000108-000003-000000	Penalties	\$147.50
Acres	68.22	Total Due	\$30,535.33

*Per Diem Interest is \$10.7829

Transactions ▼

Invoice Number: 2022L01000126

Print

Current Owner	PLOURDE SAND & GRAVEL CO. INC.	Due Date	6/14/2022
Current Owner 2	C/O GREENLAKE	Bill Amount	\$21,867.99
Billed Owner	PLOURDE SAND & GRAVEL CO. INC.		
Location	13 ALLENSTOWN ROAD	Principal	\$21,867.99
Type	Lien	Interest	\$4,822.94 *
Map-Lot-Sub	000108-000003-000000	Penalties	\$20.00
Acres	68.22	Total Due	\$26,710.93

*Per Diem Interest is \$8.3877

Transactions ▼

Invoice Number: 2021L01000135

Print

Current Owner	PLOURDE SAND & GRAVEL CO. INC.	Due Date	6/15/2021
Current Owner 2	C/O GREENLAKE	Bill Amount	\$20,382.01
Billed Owner	PLOURDE SAND & GRAVEL CO. INC.		
Location	13 ALLENSTOWN ROAD	Principal	\$20,382.01
Type	Lien	Interest	\$7,339.51 *
Map-Lot-Sub	000108-000003-000000	Penalties	\$177.00
Acres	68.22	Total Due	\$27,898.52

*Per Diem Interest is \$7.8178

Transactions ▼

Back To Search

Print All

MEMORANDUM OF SALE

13 Allenstown Road, Allenstown, New Hampshire

Date: January 10, 2024

I, _____ (hereinafter referred to as the "Buyer"), hereby acknowledge that I have this day agreed to purchase at a Mortgagee's Public Auction Foreclosure Sale from GreenLake Real Estate Fund, LLC (hereinafter referred to as the "Seller"), The real estate situated at and numbered: 13 Allenstown Road, Allenstown, State of New Hampshire, for the sum of:

_____ (\$ _____) Dollars

Buyer hereby agrees to comply with all of the terms of the sale as stated in this Memorandum of Sale as well as the additional terms, which are attached hereto. Buyer has this day paid to Seller Fifty Thousand Dollars (\$50,000.00) as a non-refundable deposit on the sale, with further payment required to meet Ten Percent (10%) of the final bid amount within forty-eight (48) hours to be paid to the Law Offices of Craig, Deachman & Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101 (Telephone No.: 603-665-9111, email address mvanzanten@cda-law.com). Said deposit shall be forfeited to the use of Seller in the event that Buyer fails to comply with any terms of the sale. Notwithstanding any and all forfeitures, said forfeitures shall not relieve the Buyer of any liability under this contract.

The balance of the purchase price shall be paid in cash, certified or treasurer's check and shall be deposited with the office of Craig Deachman & Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101 within forty-five (45) Days. The said real estate will be conveyed by a Mortgagee's Foreclosure Deed upon receipt of the balance of the purchase price. All of this to be accomplished during normal banking hours and time is of the essence.

No personal property of any nature is included in this contract or sale except such as are particularly mentioned in writing herein.

In addition to the purchase price, the Buyer shall also pay all unpaid real estate taxes, water and sewer bills, municipal liens, tax titles, betterments and assessments, and document tax stamps to the State of New Hampshire (\$15.00 per thousand) with recording charges as required by the Registry of Deeds.

Seller acknowledges that Seller has this day received from the Buyer the sum of Fifty Thousand Dollars (\$50,000.00) as a non-refundable deposit towards this purchase. The real estate is situated at and numbered: 13 Allenstown Road in the Town of Allenstown, State of New Hampshire, and specifically identified in a Mortgage recorded with the Merrimack County Registry of Deeds at Book 3441, Page 0643, this day sold by said Auctioneer at public auction for the sale price as noted above, subject to any and all terms and conditions of the sale.

Buyer: _____
(signature)

(print name)

(Address)

(telephone number)

Seller: GreenLake Real Estate Fund, LLC
By its Attorneys:
Craig Deachman and Associates PLLC

Authorized Agent

water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water.

- Subject to any Right of Redemption by the United States of America or its agencies or subsidiaries, if any there be;
- Risk of Loss: The Buyer acknowledges that from and after this date, the Buyer shall have the sole risk of loss and the Mortgagee shall have no responsibility for maintaining insurance on the premises. In the event that the premises is damaged by fire or other casualty after the date hereof, the Buyer shall remain obligated to consummate the sale without any reduction in the purchase price;
- In the event the Seller cannot convey title to the property as stipulated, the deposit and, if applicable, the balance of the purchase price shall be refunded and all rights hereunder shall cease and the Buyer shall have no recourse against the Seller or Seller's employees, agents and representatives whether at law or in equity and the obligations of all parties under this Memorandum of Sale shall be null and void;

Initials: _____
(buyer) (buyer)

The Buyer is further advised that all information as shown in the newspaper advertisements and the brochure that has been used for mailing and/or distribution at this auction sale has been compiled purely for the convenience and assistance of the Buyer and while the information shown is assumed to be reasonably correct, it is not guaranteed and/or warranted by the Mortgagee, Auctioneer, Attorney for the Mortgagee, nor any representative of the Mortgagee;

- The Buyer is aware and acknowledges that the property is being sold "as is" and further acknowledges that no representations or warranties of any kind whatsoever have been made by or on behalf of the Mortgagee as to the condition, construction or fitness for habitation or whether it conforms to applicable state or local building and sanitary codes. Further, no representations or warranties have been made by or on behalf of the Mortgagee concerning zoning, state of title, utilities, condition of the premises or otherwise.

I, the Buyer at this Public Auction Sale, do hereby acknowledge that I have read the foregoing and agree to the terms and conditions as set forth and I further acknowledge receipt of a copy of these terms and conditions and a copy of the Auctioneer's Memorandum of Sale.

Buyer: _____

Seller: GreenLake Real Estate Fund, LLC
By its Attorneys:
Craig Deachman and Associates PLLC

Authorized Agent

Property C

84 South Village Road, Loudon, NH

Description

31.3±-acre site along South Village Road made up of two tax parcels with frontage along river.

Building Description

Improved with a 1,224 square foot single family residence, built in 1936. The residence contains 3 bedrooms and one and a half bathrooms with a 1,530 square foot garage.

Zoning: Village District

Deed Reference: Book 2926, Page 928

Road Frontage: 250' + 20'

Water: Private

Sewer: Private



2023 Property Assessment

Map: 20

Tax Rate \$20.84

	Assessed Value	Taxes	Outstanding Real Estate Taxes as of 1/10/24
Lot: 13 (17.4 acres)	\$260,000	\$5,418.40	\$25,241.41
Lot: 26 (13.9 acres)	\$67,133 (current use)	\$1,399.05	\$7,063.67
Total	\$327,259	\$6,817.45	\$32,305.18

Est. 1976

PAUL McINNIS LLC


AUCTIONS • REAL ESTATE • RESULTS

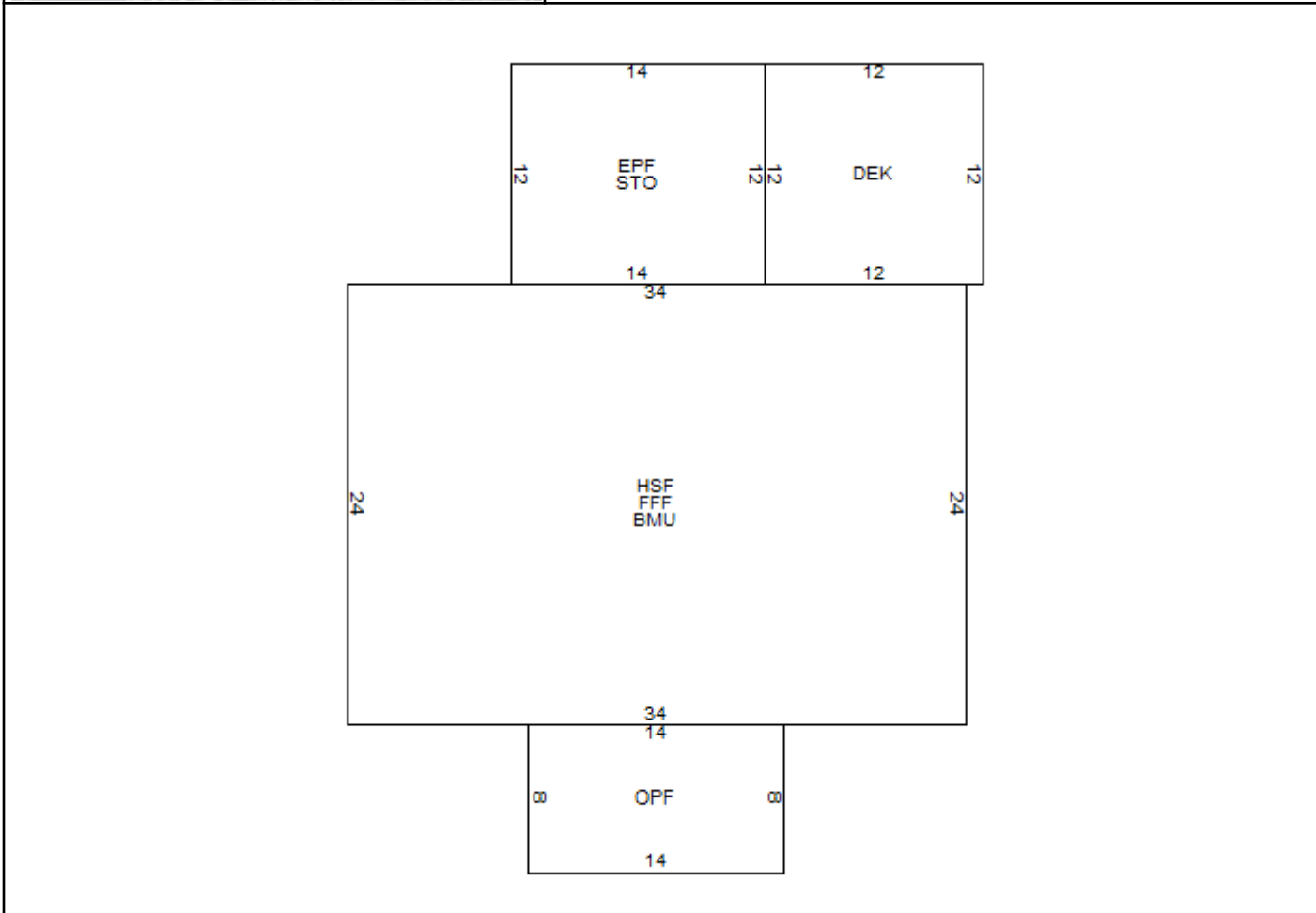


OWNER INFORMATION		SALES HISTORY					PICTURE	
PLOURDE SAND & GRAVEL CO., INC P O BOX 220 SUNCOOK, NH 03275		Date	Book	Page	Type	Price	Grantor	
		09/11/2006	2926	928	U I 18	300,000	BUTTRICK, C. ROY & BRE	
LISTING HISTORY		NOTES						
03/12/15	CMPU	FORMER GRAVEL PIT WITH GARAGE AND MISC BUILDINGS,HSE-NO BASMNT ACCESS FROM INSIDE, OLD WIRING KIT; 11-CORRCT GRAVEL PIT EXCAV PER REVIEW W/DRA, VAL PER SELECT; SHED FOR POOL PUMP, ADJ EPF SECT DECK INCOMPL; DEMOUNTABLE HOOP FRAME AROUND POOL NOT TAXED; 14- SURVEY ADJ AC; 2019 NO LONGER A G/P;						
06/05/14	DWSV							
03/17/14	DWPU							
06/05/13	DWRM							
03/05/13	DWPU							
04/30/12	CMPM							
06/30/11	DCWC							
04/05/11	REPM							

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR																															
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	LOUDON ASSESSING OFFICE PARCEL TOTAL TAXABLE VALUE <table border="1"> <thead> <tr> <th>Year</th> <th>Building</th> <th>Features</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$ 136,800</td> <td>\$ 22,600</td> <td>\$ 99,800</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 259,200</td> </tr> <tr> <td>2022</td> <td>\$ 137,600</td> <td>\$ 22,600</td> <td>\$ 99,800</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 260,000</td> </tr> <tr> <td>2023</td> <td>\$ 137,600</td> <td>\$ 22,600</td> <td>\$ 99,800</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 260,000</td> </tr> </tbody> </table>				Year	Building	Features	Land	2021	\$ 136,800	\$ 22,600	\$ 99,800	Parcel Total: \$ 259,200				2022	\$ 137,600	\$ 22,600	\$ 99,800	Parcel Total: \$ 260,000				2023	\$ 137,600	\$ 22,600	\$ 99,800	Parcel Total: \$ 260,000			
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Parcel Total: \$ 260,000																																							
GARAGE	1,530	1530 x 1	70	22.00	50	11,781																																	
POOL IG/VINYL	528	16 x 33	90	35.00	60	9,979	IN HOOP FRAME																																
SHED-WOOD	49	7 x 7	387	6.00	75	853	POOL PUMP+ ELECT																																
						22,600																																	

LAND VALUATION										LAST REVALUATION: 2021				
Zone: VILLAGE DISTRICT		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
1F RES	1.000 ac	80,000	E	100	100	100	100		100	80,000	0	N	80,000	RESID SITE
1F RES	1.000 ac	x 2,000	X	74					85	1,300	0	N	1,300	
1F RES	1.000 ac	x 2,000	X	74					85	1,300	0	N	1,300	
1F RES	5.000 ac	x 2,000	X	74					44	3,300	0	N	3,300	
1F RES	9.400 ac	x 2,000	X	74					100	13,900	0	N	13,900	BAL AC
		17.400 ac											99,800	

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS															
	<p>PLOURDE SAND & GRAVEL CO., INC</p> <p>P O BOX 220</p> <p>SUNCOOK, NH 03275</p>	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	District	Percentage			<p>Model: 1.50 STORY CAPE</p> <p>Roof: GABLE HIP/ASPHALT</p> <p>Ext: CLAP BOARD</p> <p>Int: PLASTERED</p> <p>Floor: PINE/SOFT WD</p> <p>Heat: OIL/WALL/FLR FURNACE</p> <p>Bedrooms: 3 Baths: 1.0 Fixtures:</p> <p>Extra Kitchens: Fireplaces:</p> <p>A/C: No Generators:</p> <p>Quality: A2 AVG+20</p> <p>Com. Wall:</p> <p>Size Adj: 1.0857 Base Rate: RSA 105.00</p> <p>Bldg. Rate: 1.1746</p> <p>Sq. Foot Cost: \$ 123.34</p>											
District	Percentage																	
PERMITS																		
<table border="1"> <thead> <tr> <th>Date</th> <th>Project Type</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>07/12/11</td> <td>ADDITION</td> <td> </td> </tr> <tr> <td>07/26/10</td> <td>ADDITION</td> <td> </td> </tr> <tr> <td>08/07/07</td> <td>INTENT TO CUT</td> <td>INTENT TO CUT 2007-2008</td> </tr> <tr> <td>11/07/06</td> <td>INTENT TO CUT</td> <td>INTENT TO CUT 2006-2007</td> </tr> </tbody> </table>				Date	Project Type	Notes	07/12/11	ADDITION		07/26/10	ADDITION		08/07/07	INTENT TO CUT	INTENT TO CUT 2007-2008	11/07/06	INTENT TO CUT	INTENT TO CUT 2006-2007
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07/26/10	ADDITION																	
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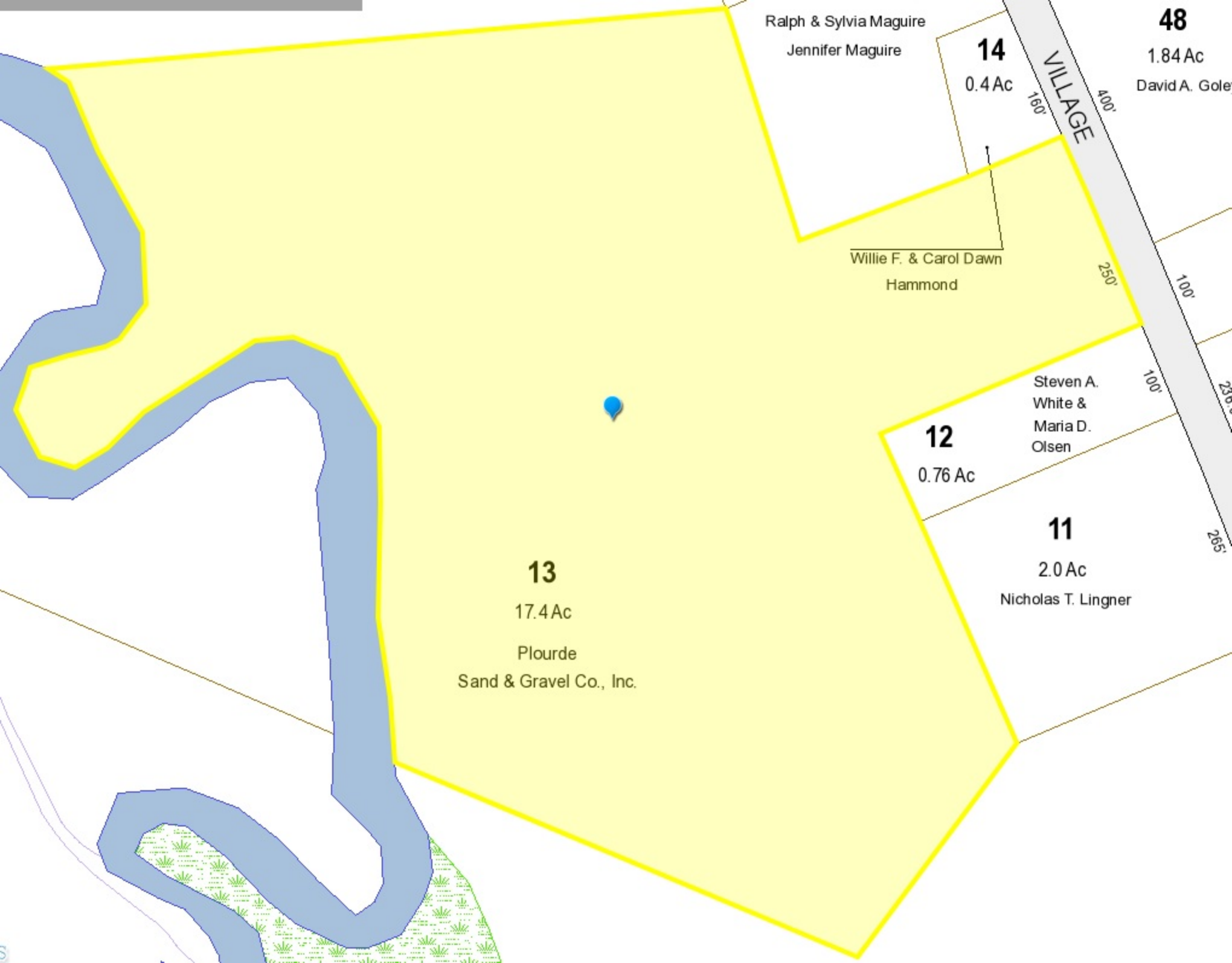
BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	816	0.50	408
EPF	ENCLSD PORCH	168	0.70	118
STO	STORAGE AREA	168	0.35	59
FFF	FST FLR FIN	816	1.00	816
BMU	BSMNT	816	0.20	163
OPF	OPEN PORCH FIN	112	0.35	39
DEK	DECK/ENTRANCE	144	0.10	14
GLA:	1,224	3,040		1,617

2021 BASE YEAR BUILDING VALUATION	
Market Cost New:	\$ 199,441
Year Built:	1936
Condition For Age:	AVERAGE 23 %
Physical:	
Functional:	FUNC 8 %
Economic:	
Temporary:	
Total Depreciation:	31 %
Building Value:	\$ 137,600

OWNER INFORMATION		SALES HISTORY					PICTURE
PLOURDE SAND & GRAVEL CO., INC P O BOX 220 SUNCOOK, NH 03275		Date	Book	Page	Type	Price	Grantor
		09/11/2006	2926	928	U V 18	300,000	BUTTRICK, C. ROY & BRE
		06/14/2000	2209	1815	Q V	22,000	DODGE, DONNA
LISTING HISTORY		NOTES					
06/05/14	DWSV	12/06 ADJ TO UNMANGD OTHER(WAS UNPROD), CU UPDATE; 11- CORRCT 2.1 AC EXCAV AREA W/LOT 13 EXTENDED TO THIS LOT MISTAKENLY, REVIEW W/DRA, VAL PER SELECT; 12/8/11- CORRECT AC IN CU DATA ENT REMVD IN REVAL; 14- SURVEY OF PROPERTY, ADJ AC ACCORDINGLY;					
06/10/13	DWRL						
12/07/11	DWCU						
06/30/11	DCWC						
01/16/08	SSML						
12/07/06	DCW						
08/12/99	RWV						

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes	LOUDON ASSESSING OFFICE			
_____								PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land								
2021	\$ 0	\$ 0	\$ 67,308								
			Parcel Total: \$ 67,308								
2022	\$ 0	\$ 0	\$ 67,259								
			Parcel Total: \$ 67,259								
2023	\$ 0	\$ 0	\$ 67,133								
			Parcel Total: \$ 67,133								

LAND VALUATION										LAST REVALUATION: 2021					
Zone: VILLAGE DISTRICT 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	
COM/IND	1.000 ac	80,000	E	100	100	100	100		80	64,000	0	N	64,000	EXCAV AREA	
COM/IND	1.100 ac	x 2,000	X	78					150	2,600	0	N	2,600	EXCAV AREA	
UNMNGD OTHER	11.800 ac	x 2,000	X	78					75	13,800	100	N	533	BAL AC IN CU	
13,900 ac										80,400		67,133			



Ralph & Sylvia Maguire
Jennifer Maguire

14
0.4 Ac

48
1.84 Ac
David A. Gole

VILLAGE
160'
400'

Willie F. & Carol Dawn
Hammond

250'

100'

230'

Steven A.
White &
Maria D.
Olsen

12
0.76 Ac

100'

11

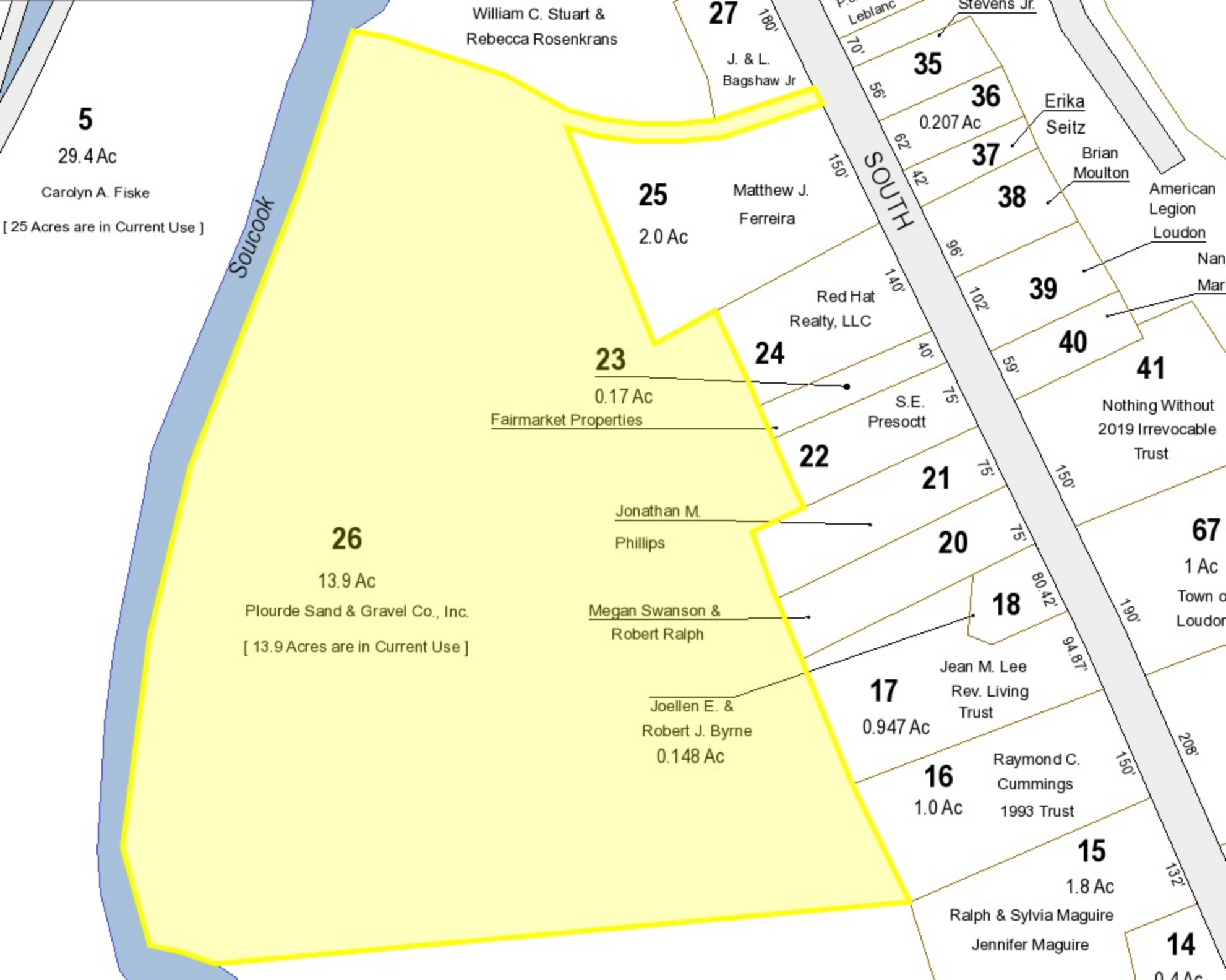
2.0 Ac
Nicholas T. Lingner

265'

13
17.4 Ac

Plourde
Sand & Gravel Co., Inc.





5

29.4 Ac

Cardyn A. Fiske

[25 Acres are in Current Use]

Soucook

William C. Stuart &
Rebecca Rosenkrans

27

J. & L.
Bagshaw Jr

25

2.0 Ac

Matthew J.
Ferreira

23

0.17 Ac

Fairmarket Properties

24

Red Hat
Realty, LLC

26

13.9 Ac

Plourde Sand & Gravel Co., Inc.

[13.9 Acres are in Current Use]

Jonathan M.
Phillips

Megan Swanson &
Robert Ralph

Joellen E. &
Robert J. Byrne
0.148 Ac

22

21

20

18

17

0.947 Ac

Jean M. Lee
Rev. Living
Trust

16

1.0 Ac

Raymond C.
Cummings
1993 Trust

15

1.8 Ac

Ralph & Sylvia Maguire
Jennifer Maguire

14

0.4 Ac

35

36

0.207 Ac

Erika
Seitz

37

38

Brian
Moulton

39

40

41

Nothing Without
2019 Irrevocable
Trust

67

1 Ac

Town of
Loudon

American
Legion
Loudon

Nan
Mar

SOUTH

180'

150'

150'

150'

150'

140'

140'

40'

75'

75'

75'

75'

80.42'

94.87'

150'

150'

150'

132'

208'

190'

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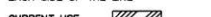




150'

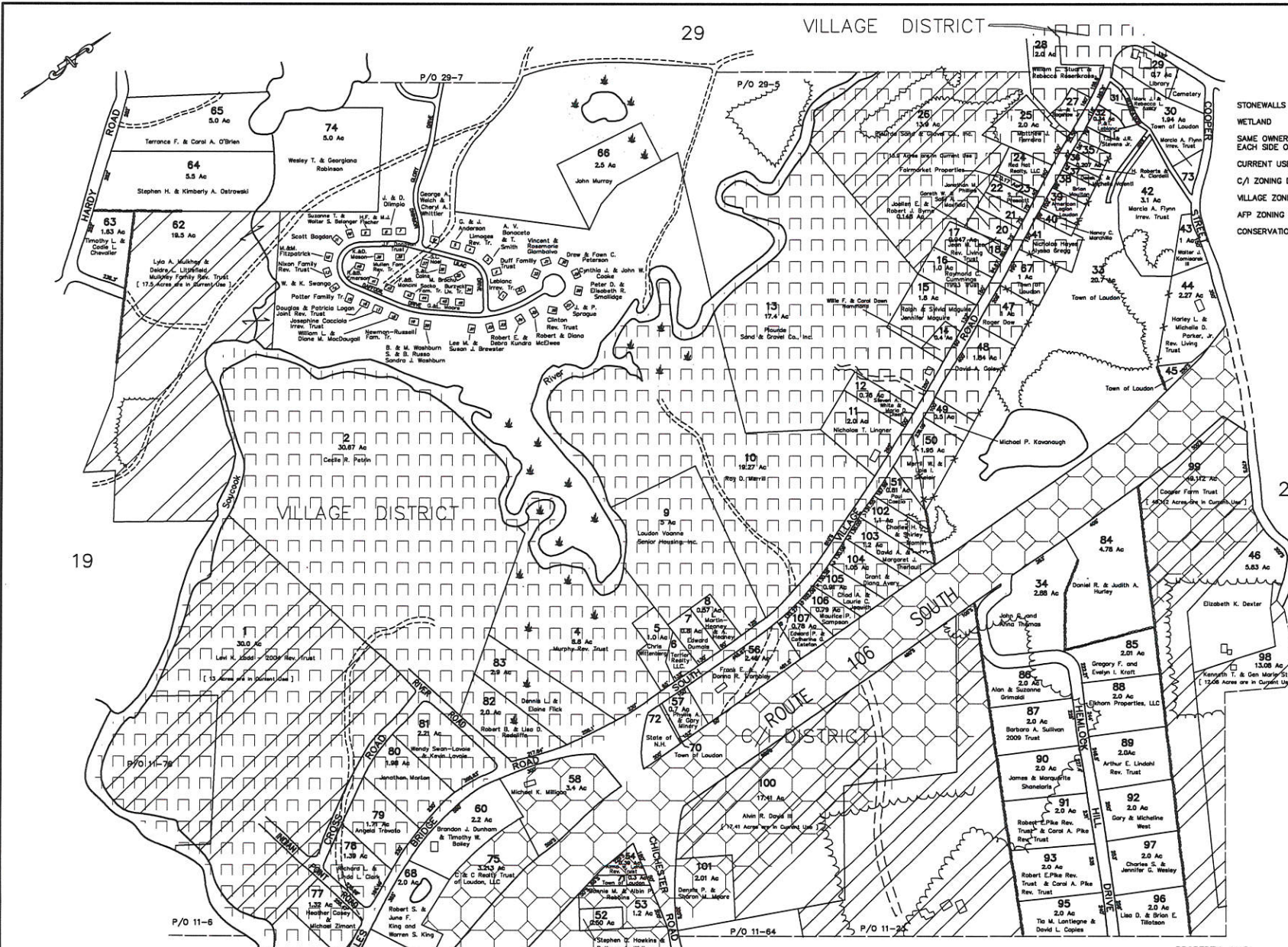
150'

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LEGEND

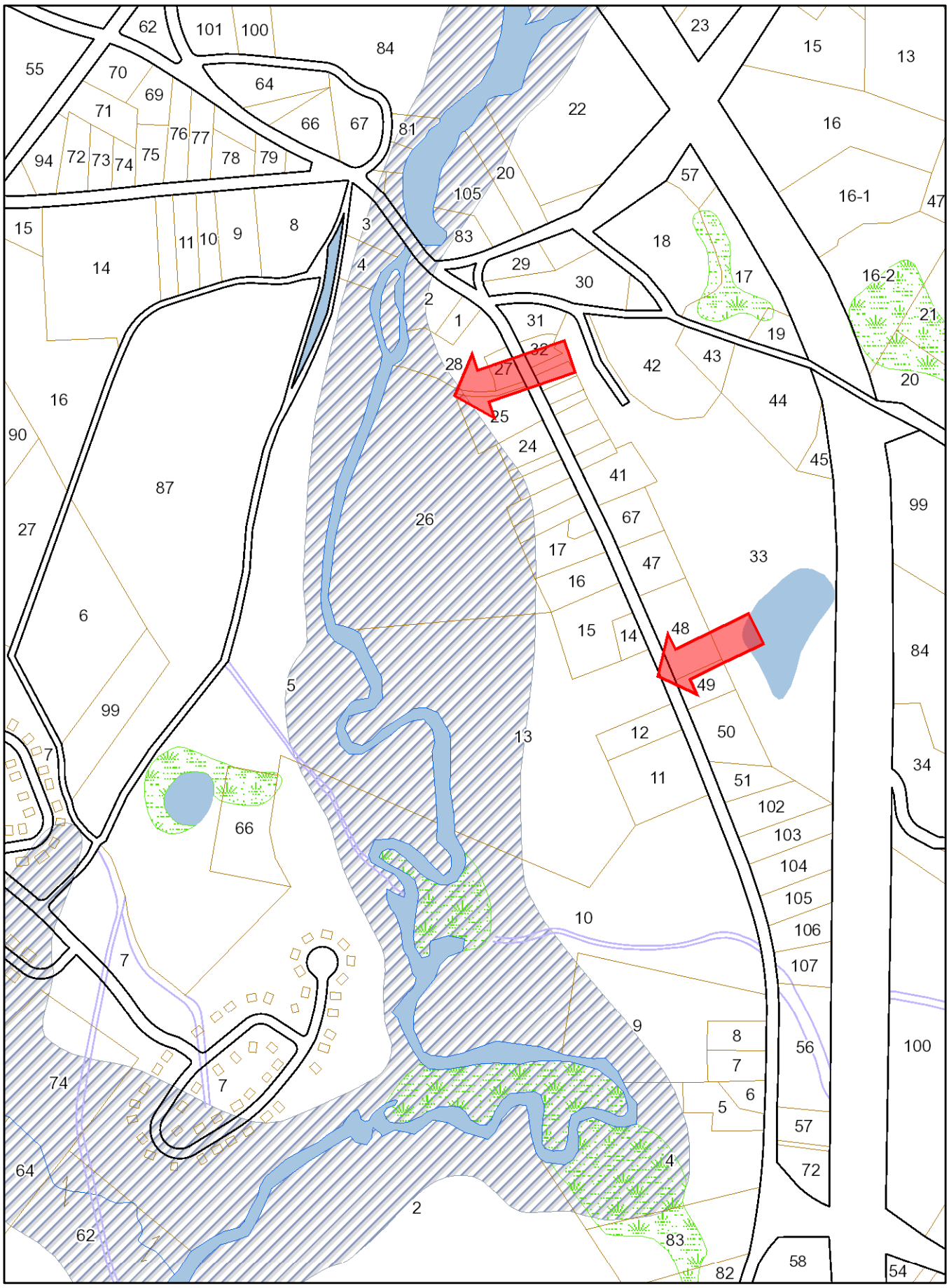
- STONEWALLS 
- WETLAND 
- SAME OWNER ON EACH SIDE OF THE LINE 
- CURRENT USE 
- C/Z ZONING DISTRICT 
- VILLAGE ZONING DISTRICT 
- AFP ZONING DISTRICT 
- CONSERVATION EASEMENT 



REVISED AND REPRINTED BY
CAI TECHNOLOGIES

For Assessment Purposes
Not to be used for Conveyances

PROPERTY MAP
TOWN OF LOUDON
MERRIMACK COUNTY, NEW HAMPSHIRE
PREPARED BY:
JAMES W. SEWALL COMPANY
OLD TOWN MAINE
SCALE: 1 INCH = 200 FEET



LOUDON HELPFUL LINKS

Town of Loudon Rules, Regulations & Ordinances:

<https://www.loudonnh.org/planning-board/pages/rules-regulations-ordinances>

New Hampshire Department of Revenue Gravel Tax Information Page:

<https://www.revenue.nh.gov/mun-prop/property/gravel.htm>

TOWN OF LOUDON
Total Due for PLOURDE SAND & GRAVEL CO., INC

Interest as of 1/10/2024

Includes Only Unpaid Invoices

Current Owner	Warrant	PID	Location	Per Diem	Principal	Int/Pen	Amount Due
PLOURDE SAND & GRAVEL CO., INC	2023P02028805	000020 000026 000000	SOUTH VILLAGE ROAD	\$ 0.1701	\$ 776.00	\$2.04	\$778.04
PLOURDE SAND & GRAVEL CO., INC	2023P02028804	000020 000013 000000	84 SOUTH VILLAGE	\$ 0.6586	\$ 3,005.00	\$7.90	\$3,012.90
PLOURDE SAND & GRAVEL CO., INC	2023P01028904	000020 000026 000000	SOUTH VILLAGE ROAD	\$ 0.1365	\$ 623.00	\$25.81	\$648.81
PLOURDE SAND & GRAVEL CO., INC	2023P01028903	000020 000013 000000	84 SOUTH VILLAGE	\$ 0.5289	\$ 2,413.00	\$99.96	\$2,512.96
PLOURDE SAND & GRAVEL CO., INC	2022L01000074	000020 000026 000000	SOUTH VILLAGE ROAD	\$ 0.5014	\$ 1,307.19	\$139.89	\$1,447.08
PLOURDE SAND & GRAVEL CO., INC	2022L01000073	000020 000013 000000	84 SOUTH VILLAGE	\$ 1.9382	\$ 5,053.09	\$540.75	\$5,593.84
PLOURDE SAND & GRAVEL CO., INC	2021L01000062	000020 000026 000000	SOUTH VILLAGE ROAD	\$ 0.5218	\$ 1,360.46	\$372.57	\$1,733.03
PLOURDE SAND & GRAVEL CO., INC	2021L01000061	000020 000013 000000	84 SOUTH VILLAGE	\$ 2.0028	\$ 5,221.55	\$1,327.80	\$6,549.35
PLOURDE SAND & GRAVEL CO., INC	2020L01000058	000020 000026 000000	SOUTH VILLAGE ROAD	\$ 0.6296	\$ 1,641.34	\$815.37	\$2,456.71
PLOURDE SAND & GRAVEL CO., INC	2020L01000057	000020 000013 000000	84 SOUTH VILLAGE	\$ 2.0423	\$ 5,324.57	\$2,247.89	\$7,572.46
Totals :				\$ 9.1302	\$ 26,725.20	\$5,579.98	\$32,305.18

MEMORANDUM OF SALE
84 South Village Road, Loudon, New Hampshire

Date: January 10, 2024

I, _____ (hereinafter referred to as the "Buyer"), hereby acknowledge that I have this day agreed to purchase at a Mortgagee's Public Auction Foreclosure Sale from GreenLake Real Estate Fund, LLC (hereinafter referred to as the "Seller"), The real estate situated at and numbered: 84 South Village Road, Loudon, State of New Hampshire, for the sum of:

_____ (\$ _____) Dollars

Buyer hereby agrees to comply with all of the terms of the sale as stated in this Memorandum of Sale as well as the additional terms, which are attached hereto. Buyer has this day paid to Seller Ten Thousand Dollars (\$10,000.00) as a non-refundable deposit on the sale, with further payment required to meet Ten Percent (10%) of the final bid amount within forty-eight (48) hours to be paid to the Law Offices of Craig, Deachman & Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101 (Telephone No.: 603-665-9111, email address mvanzanten@cda-law.com). Said deposit shall be forfeited to the use of Seller in the event that Buyer fails to comply with any terms of the sale. Notwithstanding any and all forfeitures, said forfeitures shall not relieve the Buyer of any liability under this contract.

The balance of the purchase price shall be paid in cash, certified or treasurer's check and shall be deposited with the office of Craig Deachman & Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101 within forty-five (45) Days. The said real estate will be conveyed by a Mortgagee's Foreclosure Deed upon receipt of the balance of the purchase price. All of this to be accomplished during normal banking hours and time is of the essence.

No personal property of any nature is included in this contract or sale except such as are particularly mentioned in writing herein.

In addition to the purchase price, the Buyer shall also pay all unpaid real estate taxes, water and sewer bills, municipal liens, tax titles, betterments and assessments, and document tax stamps to the State of New Hampshire (\$15.00 per thousand) with recording charges as required by the Registry of Deeds.

Seller acknowledges that Seller has this day received from the Buyer the sum of Ten Thousand Dollars (\$10,000.00) as a non-refundable deposit towards this purchase. The real estate is situated at and numbered: 84 South Village Road in the Town of Loudon, State of New Hampshire, and specifically identified in a Mortgage recorded with the Merrimack County Registry of Deeds at Book 3441, Page 0643, this day sold by said Auctioneer at public auction for the sale price as noted above, subject to any and all terms and conditions of the sale.

Buyer: _____
(signature)

(print name)

(Address)

(telephone number)

Seller: GreenLake Real Estate Fund, LLC
By its Attorneys:
Craig Deachman and Associates PLLC

Authorized Agent

water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water.

- Subject to any Right of Redemption by the United States of America or its agencies or subsidiaries, if any there be;
- Risk of Loss: The Buyer acknowledges that from and after this date, the Buyer shall have the sole risk of loss and the Mortgagee shall have no responsibility for maintaining insurance on the premises. In the event that the premises is damaged by fire or other casualty after the date hereof, the Buyer shall remain obligated to consummate the sale without any reduction in the purchase price;
- In the event the Seller cannot convey title to the property as stipulated, the deposit and, if applicable, the balance of the purchase price shall be refunded and all rights hereunder shall cease and the Buyer shall have no recourse against the Seller or Seller's employees, agents and representatives whether at law or in equity and the obligations of all parties under this Memorandum of Sale shall be null and void;

Initials: _____
(buyer) (buyer)

The Buyer is further advised that all information as shown in the newspaper advertisements and the brochure that has been used for mailing and/or distribution at this auction sale has been compiled purely for the convenience and assistance of the Buyer and while the information shown is assumed to be reasonably correct, it is not guaranteed and/or warranted by the Mortgagee, Auctioneer, Attorney for the Mortgagee, nor any representative of the Mortgagee;

- The Buyer is aware and acknowledges that the property is being sold "as is" and further acknowledges that no representations or warranties of any kind whatsoever have been made by or on behalf of the Mortgagee as to the condition, construction or fitness for habitation or whether it conforms to applicable state or local building and sanitary codes. Further, no representations or warranties have been made by or on behalf of the Mortgagee concerning zoning, state of title, utilities, condition of the premises or otherwise.

I, the Buyer at this Public Auction Sale, do hereby acknowledge that I have read the foregoing and agree to the terms and conditions as set forth and I further acknowledge receipt of a copy of these terms and conditions and a copy of the Auctioneer's Memorandum of Sale.

Buyer: _____

Seller: GreenLake Real Estate Fund, LLC
By its Attorneys:
Craig Deachman and Associates PLLC

Authorized Agent

How to Bid Online

In order to bid online, any prospective bidder must first request a property information package. Then the bidder must notify the auctioneer no less than 48 prior to the start of the auction of their intent to bid online. Finally, submit your Bidder Registration Form with the required Bidder Deposit to the Auctioneer no less than 48 hours prior to the start of the auction. Once that is complete, a link to the online bidding portal, with instructions, will be emailed to you.

The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862. It can be emailed to admin@paulmcinnis.com or sent electronically through Dotloop. To use Dotloop, send your request to admin@paulmcinnis.com.

BIDDER DEPOSIT: If a bidder wishes to bid on one or more of the three properties, he or she will need to provide the required deposit for each of the properties for which they wish to bid. Online Bidders can provide their deposit electronically through **EARNNEST**. **EARNNEST** is a digital payment platform, and a link can be found either on the Auctioneer's website or by request of the auctioneer at admin@paulmcinnis.com. **Electronic Deposits** must be initiated no less than 48 hours prior to the auction.

Deposit Amount per property:

Property A – 523-527 West River Road, Hooksett, NH	\$50,000.00
Property B – 13 Allenstown Road, Allenstown, NH	\$50,000.00
Property C – 84 South Village Road, Loudon, NH	\$10,000.00

ADDITIONAL DEPOSIT: The Successful Bidder(s) will be required to tender an additional deposit to increase their initial deposit to a total of Ten Percent (10%) of the Total Purchase Price, no later than 48 hours from the close of the auction. The deposit must be by wire transfer or check payable to Paul McInnis LLC Escrow Account in U.S. funds. Should the successful bidder fail to execute the Memorandum of Sale and tender the additional deposit, the Bidder agrees to forfeit the initial deposit(s) which shall become a NON-REFUNDABLE, NON-COMPLIANCE FEE.

Please contact the auction office with any questions
admin@paulmcinnis.com or (603) 964-1301



On-site bidders bring this completed form to auction site. Online bidders should email this completed form to admin@paulmcinnis.com. No less than 48 hours prior to auction.

1 Juniper Road, North Hampton, NH 03862
 paulmcinnis.com
 Phone (603) 964-1301 Fax (603) 964-1302

BIDDER REGISTRATION FORM • 24PM-02ABC
Date: Wednesday, January 10th at 11:00 a.m.
Re: Plourde Sand & Gravel Inc.
Hooksett, Allenstown & Loudon, New Hampshire

Select Property: **Property A** **Property B** **Property C**

FIRST NAME, MIDDLE INITIAL, & LAST NAME
HOME ADDRESS
CITY, STATE, & ZIP CODE
MOBILE TELEPHONE NUMBER (MUST BE ABLE TO RECEIVE SMS MESSAGES)
EMAIL ADDRESS

BIDDER DEPOSIT: If a bidder wishes to bid on one or more of the three properties, he or she will need to provide the required deposit for each of the properties for which they wish to bid. Bidders can either bring a Cashier's Check or Certified Check, made payable Paul McInnis, LLC Escrow, to the auction location at the time of the sale or they can provide their deposit electronically through EARNNEST. EARNNEST is a digital payment platform, and a link can be found either on the Auctioneer's website, in this package, or by request of the auctioneer at admin@paulmcinnis.com. Electronic Deposits must be initiated no less than 48 hours prior to the auction.

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TERMS: Balance due at closing within forty-five (45) days of sale. Subject to all terms of Mortgagee's Notice of Sale. For a Property Information Package with further details go to paulmcinnis.com

I hereby represent that I have reviewed the Property Information Package including the Mortgagee's Notice of Sale, Memorandum of Sale Agreement, and I agree to abide by any and all Terms.

PRINT BIDDER'S NAME:

SIGNATURE OF BIDDER:

DATE:

24PM-02ABC Reviewed by: