

(2) TAX DEEDED PROPERTIES IN MANCHESTER, NH AT

PUBLIC AUCTION



DETACHED CONDO & SINGLE FAMILY HOME WEDNESDAY, MARCH 3 BEGINNING AT 3:00 PM

We have been retained by the City of Manchester, NH to sell at **PUBLIC AUCTION** these (2) properties which were acquired by Tax Collector's Deed.

Each property to be sold from its respective address



SALE 1 @ 3:00 PM

93 WESTCHESTER WAY, UNIT #4

ID# 21-108 • Detached condo located in the Talons at Radburn private community, 2003 built unit is positioned close to Interstate 93 and only minutes to downtown • Single story home contains 1,440± SF GLA, 5 rooms, 2 bedrooms, 1 ½ baths, and full unfinished basement • Back deck, attached 2-car garage, vinyl siding, central A/C and FHA/gas heat • Condo fee of \$300/mo • All public utilities • Tax Map 645B Lot 183; Assessed value \$192,800. 2020 taxes \$4,754.

DEPOSIT \$10,000

Directions: I-93 to exit 8, turn left off the exit onto Wellington Road to a left onto Edward J Roy Drive for 0.5 mi then left onto Wellington Hill Road for 0.2 mi, right onto Radburn Street for 0.1 mi to a left onto Westchester Way to stop sign, right to stay on Westchester Way, unit is on right.



SALE 2 @ 4:00 PM • 72 CLAIRE STREET

ID# 21-109 • 1956 ranch style home located near the Mall of New Hampshire on a 0.16± acre lot • Single story home with 904± SF GLA, 5 rooms, 3 bedrooms, 1 bath, and unfinished basement • Vinyl siding, side patio, detached shed, central A/C, and FHA/Oil Heat • All public utilities • Tax Map 921, Lot 14; Assessed value \$155,700. 2020 Taxes \$3,840. **DEPOSIT \$5,000**

Directions: I-293 to Exit 1, follow South Willow Street southerly for appr. ½ mile to a left onto Huse Road for 0.4 mi, turn right onto Claire Street, home is on the left.

PREVIEWS: By appointment with auctioneers and one hour prior to sale.

Terms: Deposits for each property by cash, certified check, or bank check at time of sale, balance of purchase price due no later than **Friday, April 16, 2021 at 12:00 PM**. Sales are subject to City confirmation. The City of Manchester reserves the right to reject any and all bids. Both properties sold "**AS IS, WHERE IS**" subject to all outstanding liens, if any. Other terms may be announced at time of sale.

10% BUYER'S PREMIUM PAYABLE TO AUCTIONEER DUE AT CLOSING

All information herein is believed but not warranted to be correct. All interested parties are advised to do their own due diligence on all matters they deem relevant.

FOR MORE INFORMATION PLEASE VISIT OUR WEBSITE JSJAuctions.com

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AUCTIONEERS

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