

BELKNAP COUNTY Coordinators Meeting

On 5-14-14 we had our annual meeting at the Belknap County Registry of Deeds. Cindy Torsey, New Hampton, Anne Kroeger, Alton, Cindy Treadwell, Barnstead, Sue Burns, Center Harbor, Cindy Deroy, Belmont, Lindsey Allen, Laconia and Barbara Luther, Registry of Deeds attended.

It was nice to get together to just talk and hear everyone's concern on different matters. Barbara was asked if there was anything that we could correct. She spoke with her staff, they asked that any handwritten documents be legible.

We are all working on liening and deeding, great networking with other collectors, always learn something new, especially with liening and deeding.

Talked about small claims court and credit cards.

Respectfully submitted,

Belknap County Coordinators

Cindy Torsey, New Hampton and Anne Kroeger, Alton

CARROLL COUNTY Tax Collectors Meeting

June 11, 2014 @ 5:30 pm

Our Carroll County Tax Collectors meeting was held at the Carroll County Registry of Deeds and was co-hosted by Ann Aiton and her staff; Anna, Diana, and Pam.

The following list was able to make the meeting: Bartlett–Cheryl Nealley (new); Brookfield–Diana Peckham; Jackson–Karen E. Burton(new); Moultonborough–Susette Remson; Ossipee–Tracy Cragin, Trish Hodge, and Kellie Skehan; Sandwich–Jennifer Martel, Sharon Teel; Wakefield–Angie Casperonis.

We had one assessing clerk come Corey Ryder of Ossipee.

While we enjoyed a lite dinner, Ann Aiton explained the confusion that occurred on the deeds that her office sends out to all the towns. Ann did not realize until recently that we gave our customers copies of their deeds if we had them. The group stated that we do charge our customers per page, each town has their own price; per page and page size.

We then talked about lien redemptions and again how each town does them a little differently. In Ossipee we submit a cover page, plus the reports that our Avitar software prints out. The majority of the towns in Carroll County have Avitar as their software.

We talked about the limited space for the names within our software. Some of the names of trusts have gotten to so long that it's very hard. Ann Aiton was going to contact the area lawyers asking that they try to keep them simple, and to let them know that not only do we Tax Collectors have limited space, but the Registry also has limited space. The other problem the registry has is when the trust starts with a number.

After our dinner we all went into the archive room. Ann went over all the updates and changes in the room. We were then given the chance to look up and search our own property to see what it takes to do some of the work that our deed researchers do for the town.

Our meeting was adjourned about 8:30 PM.

Respectfully submitted,

Kellie J. Skehan, Ossipee and Sharon Teel, Sandwich

COOS COUNTY Tax Collectors Meeting

Thursday, August 21, 2014 10:00 A.M.

Lancaster Town Hall Lancaster, NH

Coos County Tax Collectors Present: Helene Dionne, Clarksville, Linda Dupont, Randolph, Joyce McGee, Whitefield, Charity Blanchette, Lancaster, and Melinda Kennett (recorder), Northumberland.

Also present were: Ted Wier, Randolph Selectman, Jane Sanders, Vendor Sanders Searches LLC, and Jane's assistant Diane M. Leveille.

Charity Blanchette opened the meeting at 10:00 A.M.

Charity introduced Jane Sanders and her assistant Diane Leveille. The group present introduced themselves. Jane Sanders of Sanders Searches LLC explained a basic of what she does. Jane and

Diane do title searches for towns for the lien and deed mortgage notifications. Jane said that once tax collectors execute a lien there is a 45 day window that letters to mortgage companies need to be done. Jane added that she started her business in 2010. She said that she wanted to do something from home and wanted to combine her skills. Jane said that she had been doing title work since the mid 1980's and worked as Tax Collector in Candia from 2006-2009 and received her certification as well. Jane explained that her job is very deadline oriented and she also has a 3rd person at her office doing data entry. Ms. Sanders added that throughout the winter, she is streamlining for the next year and that title search is like putting a puzzle together. Jane passed out a handout, which will be available at the fall conference, of a tracker for lien and deeding for each year. This handout will be very handy to keep each year organized for both Jane and tax collectors. She added that each levy year has a cycle. Jane Sanders commented that doing a title search is amazing at what you see. Jane informed us that she reports the IRS, Mechanic Lien, State (Elderly, Welfare, etc.) but is not concerned about easement. She said that her focus is notifying the mortgagee or the mortgage assigned. She added that if tax collectors get the letters back she likes to know that because she can add it to her data base. Jane informed those present of the mess with Dodge Financial that she has been seeing. Jane added that the bottom line to her company duty is to make an elaborate attempt to collect a debt. Sanders Searches LLC works for 50 towns in the State of NH. Jane said that she used to add a note on her tax bills and her utility bills that reminds residents that they are responsible for sending their bill to their mortgage company for escrow. Jane also informed us that she does not do the UCC searches with the Secretary of State's office as it is \$25 per name. She said that we could check online to see if it was free for tax collectors to check. Jane said that UCC's were usually on a mobile home (30 years) or typically a 60 month financing. She talked about the new law of 2001 of any UCC affective 1997 and forward are grandfathered and expire on anything not a mobile home after 5 years. She said that on the SOS site when you put in a name, it will pull everything up. She added that it was reasonable to say to look up only those who live in a mobile home and also, they are usually filed at the Registry of Deeds, but it is a good safety measure to double check on all UCC's for those who are going to lien or deed. There is so much to find, it's best to have a company research it for tax collectors.

Before the meeting ended, there was good round table discussion from all. Jane informed those present that her new name is Sanders Searches LLC and her web site is www.jssearches.com The meeting was adjourned by Charity Blanchette at 11:45 A.M.

Lunch and roundtable was at J.L. Sullivan (across the street from the Lancaster Town Hall) from noon-2:00 P.M.

Respectfully Submitted,

Melinda Kennett, Coos County Coordinator and Recorder

HILLSBOROUGH COUNTY Coordinators' Report

The Hillsborough County Tax Collectors' annual meeting was held on September 4, 2014. In attendance were Brenda Adams, Ann Charbonneau, Michele Crowley, Kathy Doherty, Kathleen Sylvia, Gail Stout, and Gail Lavallee.

We met at the LaBelle Winery in Amherst where we enjoyed a tour of this beautiful facility and an opportunity to experience the tasting room. After the tour, we all gathered on the outdoor patio for a friendly and spirited round table discussion. Networking with our fellow Tax Collectors is always a valuable and enjoyable experience. Thanks to those that were able to attend. We hope to see you all again next year!

We would like to encourage all Hillsborough County Collectors and members of the Executive Board to join us for our next meeting in the Summer/Fall of 2015. If you have suggestions for meeting locations or topics of discussion we would be happy to hear from you. Please feel free to email us at gstout@amherstnh.gov or glavallee@goffstownnh.gov.

Respectfully Submitted,

**Gail L. Lavallee, CTC Goffstown and Gail P. Stout, CTC Amherst
Hillsborough County Coordinators**