

NOTICE OF SALE OF TAX-ACQUIRED PROPERTY
BY THE TOWN OF EDGECOMB, MAINE

The Board of Selectmen of the Town of Edgcomb, Maine is accepting bids for the purchase of the municipality's interest in the tax-acquired property listed below.

The property for sale is a 3.03-acre parcel described on the Town's Tax Map as: Map R5, Lot 8.1, also known as portion of the "Lallis Property;" the minimum bid is \$27,500.00.

All bids must be received in the Edgcomb Town Clerk's office no later than five o'clock p.m. on Monday, December 10, 2018. Late bids will not be opened or considered. Each bid must be received in writing and in a sealed envelope marked "Tax-Acquired Property Bid" on the outside.

Each bid must include the bidder's name, mailing address and phone number and must be accompanied by a deposit in the form of a check or money order, in an amount equal to or greater than 10% of the bid price. The successful bidder's deposit will be credited to the total purchase price for that parcel. Deposits will be returned to the unsuccessful bidders. Any bid which does not contain the proper deposit will be rejected.

Bids will be opened and reviewed by the Selectmen during the regular Select Board meeting at the Edgcomb Town Hall on Monday, December 17, 2018 at six o'clock p.m. The Board of Selectmen reserves the right to reject any and all bids. The successful bidder shall have thirty days from the date of the bid acceptance in which to complete the purchase.

In the event that a successful bidder fails, for any reason, to complete the purchase in the time stated, the bid acceptance is void and the bidder's deposit shall be forfeited to the municipality. The Board of Selectmen may thereafter negotiate a sale of the property with any or all unsuccessful bidders. In the event of tie bids, the winner will be determined with a tie-breaker selected at the discretion of the Select Board.

The Town is conveying all rights, titles, and interests it may have, if any, acquired through the exercise of State of Maine Statutes in regard to the imposition, enforcement, and collection of real estate taxation, subject to all matters which could be raised to challenge the procedures followed, the rights obtained, and the sale of these rights. As the law provides, the Town is conveying whatever relevant interests, if any, it may be deemed to have acquired by law in the subject property, and is transferring these interests by Municipal Quitclaim Deed without Covenants, which transfers solely whatever rights State of Maine law indicates the Town may have in this matter, and therefore these proceedings and the fact of conveyance of any rights by Municipal Quitclaim Deed without Covenants provide you no warranties or guarantees of any kind.

There are no representations made to you of any kind by the Town or by any of its agents or employees, and you are hereby given notice that this is the case as regards the nature, extent, validity, value, or utility of any rights you may be receiving as a result of your transaction

with the Town and your payment of money to the Town in this matter.

The tax maps and other public information concerning the property may be reviewed at the Town Hall Office during its normal business hours, which are: Monday, 7-9pm; Tuesday and Thursday, 1-5pm.

Note that the municipality makes no warranties or representations of any kind whatsoever concerning the nature, extent, validity, value or utility of any rights to be conveyed. Bidders are strongly advised to consult an attorney prior to filing a bid.

Date: November 5, 2018

By: _____

Jack Sarmanian, Chairman
Board of Selectman, Edgecomb, ME