## Town of Raymond, Maine Notice of Public Sale of Tax Acquired Property

## **OFFICIAL NOTICE**

Please take notice that the Town of Raymond will conduct a public sale of the following properties in Raymond, subject to the following procedures and conditions of sale:

Raymond Tax Map	Address	Interests to be Sold	Assessed Value
Map 030, Lot 016	0 Haskell Avenue	Land – 1.75 Acres	\$41,900
Map 031, Lot 003	0 Bond Street	Land – 1.05 Acres	\$34,300
Map 041, Lot 050	0 Boulder Road	Land – 0.12 Acres	\$27,000
Map 053, Lot 032	0 Harmon Road	Land – 1.30 Acres	\$39,100
Map 063, Lot 011A	0 Musson Road	Land – 3.00 Acres	\$54,900

These properties were acquired by the Town through the foreclosure of tax liens filed under Title 36 M.R.S.A. sections 942 and 943. The sale will be conducted through a sealed bid process according to the following terms and schedule.

- 1. All bids must be submitted on the attached **Notice of Bid** form and submitted to the Town of Raymond in a sealed envelope addressed to **"Town of Raymond, Tax Acquired Property Sale"**
- 2. To qualify, all bids must be stamped and signed as received by the Town of Raymond at 401 Webbs Mills Road, Raymond, ME 04071 on or before 2:00 p.m. on Friday, November 7, 2014, and a deposit in the amount of 10% of the total bid amount must accompany all bids. The deposit must be in the form of certified funds or a cashier's check made out to "**Town of Raymond.**" Personal checks will not be accepted. Bid deposits submitted by the successful bidder shall be applied to the total purchase price paid at closing.
- 3. The Town of Raymond, in its sole discretion and right, reserves the right to accept or reject any bid or modify the terms of the bid process or sale. Bids will be opened publicly and read by the Town Manager at the Town Office at 2:30 p.m. on Friday, November 7, 2014.
- 4. Bids will be considered at the Tuesday, November 18, 2014 Board of Selectmen's meeting. The Board reserves the right to accept, reject or negotiate the bids at their discretion.
- 5. Successful bidders must execute a Purchase and Sale Agreement substantially in the form of the document available for inspection at the Town Office within 15 days of the Town's acceptance of a successful bidder's bid. If a successful bidder does not execute the Purchase and Sale Agreement within 15 days of being awarded the bid the Town shall retain the successful bidder's deposit.
- 6. Upon the identification of the successful bidders, other bidders may then elect to withdraw their bids by providing written notice of the withdrawal to the Town.

Unsuccessful bidders who elect to withdraw and not continue their bids after the successful bidders have been identified shall have their deposit checks returned.

- 7. If a successful bidder fails to execute the required Purchase and Sale Agreement, the Town may in its discretion award a bid to another qualified bidder who has not withdrawn his or her bid. In the event that the Town accepts a bid of another qualified bidder, the remaining unsuccessful bidders may then withdraw or continue their bids according to the terms and requirements of Paragraph 5. New successful bidders shall to execute the required Purchase and Sale Agreement within 15 days of the date of being awarded the bid or the Town will retain their deposit check.
- 8. Upon transfer of properties that are sold, the Town will return all remaining bid checks to unsuccessful bidders by mail to unsuccessful bidders at the address they include on the bid form.
- 9. Conveyance of all properties will be by a Maine statutory Municipal Tax Release Deed. Transfers shall also be subject to any and all encumbrances, other liens of record and tenancies or occupancies as of the date of the conveyance.
- 10. Bidders are strongly encouraged to seek legal assistance concerning matters related to the properties, including but not limited to: title, encumbrances, permitted activities or uses, occupancy or tenants. All properties are offered and sold by the Town on an "as is" basis with no express or implied warranties as to title, condition, acreage or boundaries, encumbrances, environmental matters, suitability or fitness for any purpose.
- Bid materials may be obtained from the Town Office, Town of Raymond, 401 Webbs Mills Road, Raymond, ME 04071, telephone (207) 655-4742 or website (www.raymondmaine.org). Any amendments to the bid documents will be posted to the website and sent out to all known bidders.

IOWN OF RAYMOND       28887/ 19       08/12/2011       U       I       0       1L       2014       9035       41,900       2013       9035         IOWN OF RAYMOND       27989/ 12       08/13/2010       U       I       0       1L       1L <th>e Assessed Value 3218 Raymond, ME VISION 00 41,900</th>	e Assessed Value 3218 Raymond, ME VISION 00 41,900
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1 903V Town of Raymond 00 LRR1 76,230 SF 0.57 0.8000 4 1.0000 0.50 CA 2.40 WA	1.00 0.55 41,900
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Property L Vision IL	Location: ( ): 1985	) BO	ND ST	Ac	count #C	0250R	M	IAP ID	: 031/ 0	03/ 000/ 000/ Bldg #:	1 of 1	Bldg Name: Sec #: 1 of	1	Card	/ 1	ot	f	1	State Use: 903V Print Date: 10/21/2014 15:13
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Permit	ID	Issue Da	te	Туре	Descri	ption		Am	ount	Insp	Date	% C	omp.	Date Co	omp.	Comm	ents		Date		Тур	e	IS	ID	Cd.		Purpose	
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B Use		Use							1	Unit	I.		Acre	<i>C</i> .	ST.						Spec	ial Pric	ing	S A	dj			
# Code	2	Descrip	ion	Zone	D Fr	ont Dept	h Un	its		Price	Facto	S.A.	Disc	Factor		Adj.		Notes	s- Adj		Spec Us		ec Cal			dj. Unit	Price	Land Value
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Property L Vision ID			OULDER RD	Account #H0485R	MAP ID	: 041/ 050/ 000/ 000/ Bldg #:	1 of 1	Bldg Name: .12 Sec #: 1 of	1 Car	d 1 o	f 1	State Use: 903V Print Date: 10/21/2014 15:13
	CONS	<b>STRU</b>	CTION DETAIL	CONSTRUCT	ION DETAI	L (CONTINUED)						
Elemen	t C	<sup>C</sup> d. Ch	. Description	Element C	d. Ch.	Description						
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				EMS(L) / XF-BUILDING I								
Code 1	Descriptio	on S	ub Sub Descript L/I	3 Units Unit Price Yr Gde	Dp Rt Cnd	%Cnd Apr Value	-					
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Property Location: (	HARMON RD			]	MAP ID: 053/	032/0	000/ 000/		Bl	dg Nar	ne:					S	tate U	se: 1300	
Vision ID: 2948		Acco	unt #S0006R			E	Bldg #:	1 of 1	Sec	#:	1 of	1 Card	l 1	of	1	Pr	int Da	te: 10/21	/2014 15:12
CURRENT	OWNER	TOPO.		TIES	STRT./ROA			TION				CURRENT							
SQUARE J REALTY,	PARTY IN POSSE	4 Rolling		1	Paved	3	Rural		DEG	Descr	-	Code	Appra	sed Valı		ssed Va			3218
C/O JOHN M. KENDA									RES	LAND		1300		39,1	00	3	9,100	Pa	mond, ME
28 HAMMOND ROAD FALMOUTH, ME 041																		Кау	mona, ML
Additional Owners:	.05	Other ID:	05303200000		ENTAL DATA SEND VALU												r		
		TIF CODE	05505200000	0	TAP	1													
		USE PROGRAM	И		Field 8														~~~~~
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SQUARE J REALTY,			17672/ 349			<u>x 7/0</u>			Yr.	Code	Assess	sed Value	Yr. Co		ssessed V		Yr.	Code .	Assessed Value
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Year Type	Description		Amount	Code	Description	n	Numb	er	Amount	C	omm. Int.	-							
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0001/A												Appraised I	Land Va	lue (Blo	lg)				39,100
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								L TION	CLOTI										
B Use U	se				nit I.		Acre	C. ST						Special I	Duisius	S A	di		
	iption Zone	D Front Dept	h Units		rice Factor	rSA		actor Id			Notes	s- Adi		c Use		-	~	lj. Unit Pr	ce Land Value
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Property Vision L	D: 2948	8		MON RD	Acc	ount #S0	0006R				32/ 000/ 000/ Bldg #:	1 of 1	Bldg Name: Sec #: 1 of	1	Card	! 1	of	•	1	State Use: 1300 Print Date: 10/21/2014 15:12
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Vision 1	D: 1	01210				A	ccoun	nt #M6	148R						Bldg #	<b>#: 1</b>	of 1	Se	c #:	1	lof	1 Car	·d	1 of	1		Pr	int D	ate: 10	/21/2014 15:12
		RENT O				<b>TOP</b>	).	U.	<b>TILI</b> T	IES	S	<b>STRT</b>	./ROA	D		<b>)CATI</b>	ON					CURREN'								
PERSON	IN PO EMY	NIFER DO OSSESSIC A LESTE D	N															RE	D S LA	Descrip AND	ption	Code 1300	Ap	opraised V 5	<sup>7</sup> alue <b>4,900</b>	Asses		ulue 5 <b>4,900</b>		3218 Raymond, ME
RAYMO	ND, M	IE 04071							SU	<b>PPLE</b>	MEN	TAL		1																•
Additiona	al Ow	ners:			USE TG E TG P LD1 '	r ID: CODE PROG NROI LAN Y TYPE D: 06	RAM L YF (R	M6148F 00000			S T F F	END FAP Field 8 Field 9 Field 1	VALU B	Л РІР								To	tal		4,900			54,900		ISION
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B Use		Use									Unit		LAN I.		<mark>NE VA</mark> Acre	LUAT C.								Cnast	al Pric	ina	S A	Adi		
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CONSTRUCTION DEFAIL         CONSTRUCTION DEFAIL           Element         C.         C.         Description         Description           Model         Ø         Vacant         MIXED DSE           Downlow         Description         Percentage           Downlow         Output         Description         Percentage           Downlow         Cost Addition         Percentage         Output           No. Ober Addition         000         No. Ober Addition         000           Day Outoi         0         0         0         0           No. Ober Addition         0         0         0         0           Day Outoi         0         0         0         0           Day Outoi         0         0         0         0         0           Day Outoi         0         0         0         0         No Photo On Record	Property L Vision ID	): 1012	210		USSON RD	Acco	ount #M				D: 063/ 011/ A00/ 000/ Bldg #:	1 of 1	Bldg Name: Sec #: 1 of	1	Card	! 1	oj	f	1	State Use: 1300 Print Date: 10/21/2014 15:12
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OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)         Code       Description       Sub       Sub Descript       LB       Unit       Unit       Vir       Gal       Dp       R       Apr Value         Code       Description       Sub       Sub Descript       LB       Unit       Unit       Vir       Built       Unit       Vir       Apr Value         Code       Description       Sub       Sub Descript       LB       Vir       Vir       Vir       Apr Value         Vir         Vir       Vir       Vir       Vir       Vir       Vir       Vir       Vir       Vir       Vir       Vir         Vir       Vir       Vir       Vir       Vir       Vir       Vir       Vir       Vir       Vir         Vir       Vir       Vir       Vir       Vir       Vir       Vir       Vir       Vir       Vir       Vir         Vir       Vir       Vir       Vir       Vir       Vir       Vir       Vir       Vir       Vir       Vir         Vir       Vir       Vi							Misc Imp	o Ovr Com	nent											
Build Direction       Sub       Sub Descript       LB       Unit       Unit Price       Yr       Gde       Dp Rt       Cnd       %Gnd       Apr Value         Code       Description       Sub       Sub Descript       LB       Unit Vice       Yr       Gde       Dp Rt       Cnd       %Gnd       Apr Value         Image: Code       Sub Descript       LB       Unit Vice       Yr       Gde       Dp Rt       Cnd       %Gnd       Apr Value         Image: Code       Sub Description       LB       LB <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>. 0</td> <td></td>										. 0										
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## TOWN OF RAYMOND, MAINE Public Sale of Tax Acquired Property

## **Bid Response Form**

In order to bid in the Town of Raymond, Maine Public Sale of Tax Acquired Property, all bidders must complete and return this form and conform to all other conditions of the sale.

Please note that the Town will rely on the information you supply on this form in administering the bid and sale process and awarding the bid. Bid Response forms and deposits must be stamped and signed as received by the Town of Raymond on or before 2:00 p.m. on Friday, November 7, 2014. Late bids or bids submitted without required deposits will not be accepted. Bids will be opened and read publicly by the Town Manager at the Town Office at 2:30 p.m. on the same day. Bids will be considered at the November 18, 2014 Selectmen's meeting.

1. Parcel or property to be bid on:

- 3. Bidder's Address:

(Please provide your postal address. Note: The Town will use this address for all correspondence related to the bidding, bid process and sale of the property).

4. Daytime Telephone: Fax: (Telephone number(s). Note the Town will use these numbers for communications related to the bidding, bid process and sale of the property).

5. Bid Amount: <u>U. S. Dollars</u> (Bid Amount. Please include here numerically and written out the full amount of your bid for the property. All bids must be in United States Dollars).

6. Bid Deposit: \$\_\_\_\_\_U. S. Dollars (To qualify as a bid in the sale, you must return with this form a bid deposit in the amount of 10% of your bid price or \$200, whichever is greater; the funds to be either a bank check or certified funds payable to "The Town of Raymond").

This form is a legal document and may bind the signer to certain obligations and consequences if accepted by the Town. The Town recommends that all bidders consult with their attorneys to review title, encumbrances, occupancy and other conditions related to the property and the sale which is the subject of this bid before executing and submitting this form. The Town of Raymond reserves the right to reject or accept any bid and the right to make or not make any award of any bid that the Town in its sole discretion, determines will be or will not be in the best interests of the Town. Successful bidders will forfeit their deposit in the event that they fail to complete the terms of the sale.