**Town of Raymond, Maine**

**Notice of Public Sale of Tax Acquired Property**

**NOTICE**

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

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| --- | --- | --- | --- |
| **Raymond Tax Map** | **Address** | **Interests to be sold** | **Assessed Value** |
| Map 18, Lot 27A | 0 Tenny Hill RD | Land – 7.97 Acres | $49,300 |
| Map 21, Lot 02 | 0 Notched Pond Rd | Land – 0.19602 | $22,300 |
| Map 53, Lot 32 | 0 Harmon Rd | Land – 1.3 Acres | $39,100 |
| Map 30, Lot 16 | 0 Haskell Ave | Land – 1.75 Acres | $41,900 |
|  |  |  |  |

These properties were acquired by the Town through the foreclosure of tax liens file under Title 36 M.R.S.A. sections 942 and943. 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 **Bid Response Form** and submitted to the Town of Raymond in a sealed envelope addressed to **“Town of Raymond, Tax Acquired Property Sale”.** Each bid may be for one property only; any person wishing to bid on several properties must submit a separate bid for each.

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 pm. on Friday, August 26, 2016, and a deposit in the amount of 10% of the total bid amount or $200.00 (whichever is greater) must accompany all bids. The deposit must be in the form of certified funds made out to “Town of Raymond”. Personal checks will not be accepted. Bid deposits submitted by the bidder shall be applied to the total purchase price paid at closing. Late bids will not be opened or considered.

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 Tax Collector, Town Clerk and /or Town Manager at the Town Office at **2:30 pm**. on **Friday, August 26, 2016**.

4. Bids will be considered at the **Tuesday, September 13, 2016** Board of Selectman'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 Sales Agreement substantially in the form of the document available for inspection at 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 Sales 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 proving written notice of the withdrawal to the Town. Unsuccessful bidders who elect to withdraw and not continue their bids after successful bidders have been identified shall have their deposit checks returned.

7. If a successful bidder fails, for any reason, to execute the required Purchase and Sales Agreement, the bid acceptance is void and the bidder’s deposit shall be forfeited and 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 Purchase and Sales Agreement within 15 days of the date of being awarded the bid or the Town will retain their deposit check. The Board of Selectmen may thereafter negotiate a sale of the property with any or all unsuccessful bidders.

8. Upon transfer of properties that are sold, the Town will return all remaining bid checks to unsuccessful bidders by mail 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 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, conditions, acreage or boundaries, encumbrances, environmental matters, suitability or fitness for any purpose.**

11. Any amendments to bid documents will be posted to the website and sent out to all known bidders.

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 pm on Friday August 26, 2016. Late bids or bids submitted without required deposits will not be accepted. Bids will be opened and read publicly by Tax Collector, Town Clerk, and/or Town Manager at Town Office at 2:30pm on the same day. Bids will be considered at the September 13, 2016 Selectman's meeting.**

1. Parcel or property to be bid on: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

2. Name of Bidder: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(please print your name. If business name, please also provide the name of a contact person(s).

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.S. Dollars

(Bid Amount. Please include here numerically and written out the full amount of the 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”).

7. Bidder's signature and date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(All bids must be signed and dated by the Bidder or his or her designated agent).

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 and the right to 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 they fail to complete the terms of the sale.