



**Town of Wilton  
158 Weld Road  
Wilton, ME 04294  
Tel. (207)-645-4961  
Fax. (207) 645-2001**

#### NOTICE OF TAX SALE

The Town of Wilton is accepting bids for the purchase of the municipality's interest in the following tax acquired properties. Each bid must be in writing and in a sealed envelope marked "Tax Sale bid". All bids must be received at the Wilton Town Office no later than **4:00 o'clock p.m. Monday, June 24, 2019**. Late bids will not be opened or considered. Each bid must include the bidders name, mailing address and phone number and must clearly identify the property being bid upon. The bids will be reviewed at the Selectboard's meeting on Tuesday, June 25, 2019 at 6:00 pm. The Board reserves the right to reject any and all bids. The successful bidder shall have 10 days from the date of the bid acceptance in which to complete the purchase by certified bank check. The property will be conveyed by a quit claim deed without covenants. Buyer shall be responsible for their share of the Real Estate Transfer Tax. In the event that a successful bidder fails, for any reason, to complete the purchase in the time stated, the bid acceptance is void. The Board may thereafter negotiate a sale of the property with any or all unsuccessful bidders or may choose to bid the property out again or sell by another means. Properties for bid are as follows:

**274 Tobin Flat, Map 25/Lot 034; 4.09 acres; Minimum bid: **\$1,575.00****

The property is approximately 4.09 acreage in size and is located in the Farm and Forest and Stream Protection zoning districts. The Town acquired ownership of Tax Map 25/Lot 034 through the tax lien mortgage foreclosure process.

The Town of Wilton 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. The sale is subject to any condition a title search may reveal and is "As Is" and subject to the provisions of Maine Standards of Title.

Each bidder must visit the 274 Tobin Flat site and inform him/herself of the conditions relating to the property. The Town of Wilton disclaims any and all responsibility for

injury to bidders, their agents or others while examining the site or any other time. Bidders are responsible for all of their costs in preparing and submitting bids hereunder. Further, the Town of Wilton disclaims any responsibility for the site itself; whether relating to status of the title, access, environmental concerns or otherwise; the property is sold AS IS, WHERE IS.

No bid may be withdrawn within a period of thirty (30) days after the opening of bids.

Information on the properties are available on the town's website, [www.wiltonmaine.org](http://www.wiltonmaine.org) or by calling the Wilton Town Office at 645-4961.

**The Town of Wilton makes no assumption as to lot lines of properties – properties have not been surveyed by the town.**

**It is recommended to review the potential purchase with an attorney. Properties will be conveyed with a Quit Claim deed without covenants. Note: 36-MRSA §946-B sets a 5-year time period commencing at the time of foreclosure in which the validity of a tax lien foreclosure can be contested for liens recorded after October 13, 2014.**

**If there are any real estate properties on the individual properties, the town makes no assumptions as to the condition of the properties or whether there are any hazardous materials on site.**

Tax Foreclosure Bid  
Town of Wilton

Bid Form

Property bid is submitted on: Map \_\_\_\_\_ Lot \_\_\_\_\_

Description (Name of Road, Avenue, Circle)

\_\_\_\_\_

Bid Amount

\$ \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Signature: \_\_\_\_\_