



NOTICE OF SALE OF TAX-ACQUIRED PROPERTY

The Board of Selectmen of the Town of Newfield is accepting bids for the purchase of the municipality's interest in one (1) tax-acquired property listed below. Each bid must be received in writing and in a sealed envelope marked:

"Tax-Acquired Property Bid- Map 15 Lot 10" on the outside.

All bids must be received in the municipal clerk's office no later than three o'clock (3:00) p.m. on July 2, 2019. Late bids will not be opened or considered. Each bid must also include the bidder's name, mailing address and phone number and must be accompanied by a deposit in the form of a certified or bank check, in an amount equal to or greater than 5% 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 at the Town Hall, 23 South Effingham Road, West Newfield; on July 2, 2019 at six o'clock (6:00) p.m. The Board of Selectmen reserve the right to reject any and all bids. The successful bidder shall have 30 days from the date of the bid acceptance in which to complete the purchase; paying the remaining balance in the form of a certified or bank check.

The property will be conveyed by a quitclaim deed without covenants. The successful bidder will be responsible for the State of Maine Transfer Tax and recording fees with the Registry of Deeds. The taxes on the property will be paid through July 31, 2019 and liens for 2016, 2017 & 2018 taxes will be discharged. Property taxes for 2019 (April 1, 2019 through March 31, 2020) will be paid through July 31, 2019.

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.

The property for sale is described on the Town's Tax Maps as:

**Map 15, Lot 10 (approximately 2 acres on Seadale Lane)
with a minimum bid of \$5,000.**

The tax maps and other public information concerning the properties may be reviewed at the Town Office during its normal business hours, which are:

Tuesday and Thursday 9:00 am -4:45 pm, Wednesday 12:00 (noon) - 7:00 pm, and the first Saturday of the month 9:00 am – 11:45 am.

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.

By:



Shelly Gobeille

Chairman, Board of Selectmen