

Millinocket, Maine
TAX ACQUIRED PROPERTY SALE

The Town Council of the **Town of Millinocket** is accepting bids for the purchase of the municipality's interest in tax acquired properties. Each bid must be in writing and in a sealed envelope marked "Tax Acquired Property Bid" on the outside. Each bid may be for one property only; any person wishing to bid on several properties must submit a separate bid for each one. All bids must be received by the Town no later than 12:00 p.m. on Friday, December 21, 2018. Late bids will not be opened or considered.

Each bid must also include the bidder's name, mailing address, phone number, and must be accompanied by a deposit in the form of a certified check or money order, in an amount equal to or greater than **ten (10%) of the bid price**. Each successful bidder's deposit will be credited to the total purchase price for the parcel. **The properties are being sold "as is-where is" in all regards including, without limitation, the status of title, environmental, and local permitting determinations. Conveyance will be by Quit Claim Deed without covenants. The Town has not conducted, nor will it conduct, a title search, nor will the Town warranty a clear title for any tax acquired property offered for public sale. The Town strongly advises any successful bidder to conduct a title search.**

Bids will be opened on the due date and will be reviewed and awarded by the Council at the Council meeting to be held on Thursday, December 27, 2018, at 4:30 p.m. The Town Council reserves the right to reject any and all bids. Should the Municipal Officers reject all bids; the property may be offered again for public sale without notice or some other method of disposal or sale.

Each successful bidder shall have thirty (30) calendar days from the date of the bid acceptance in which to complete the purchase. In the event 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 Town. The Town Council may thereafter negotiate a sale of the property with any or all unsuccessful bidders.

The properties for sale are described on the Town of Millinocket Tax Map and addresses as listed below. **Some of these premises may be occupied with tenants and it will be the responsibility of the successful bidder to properly evict them.** A full **bid package** and requirements for the sale of each property can be obtained at the Town Office in person or by email.

<u>Residential Property:</u>	<u>Minimum Bid</u>
Map U02-009, 294 Katahdin Avenue	\$5,298.48
Map U17-003, 6 Katahdin Avenue Extension	\$9,065.40
Map U10, Lot-016-A, 22 East Avenue	\$6,380.50

