

NOTICE OF FORECLOSURE SALE

The Town of Wilton and the Town of Dixfield is accepting bids for the purchase of each municipality's interest in tax acquired properties located at 8 Giles Road, E. Dixfield, Maine. The two lots are contiguous and will be sold together, with minimum bid requirements on each parcel. Bid must be in writing and in a sealed envelope marked **"Tax Foreclosure Bid – Dixfield and Wilton lots"** -on the outside of the envelope. All bids must be received by the Wilton Board of Selectpersons no later than **4:00 o'clock p.m., Monday, October 15th, 2018**. Late bids will not be opened or considered.

The two parcels for sale are described on each individual Town's Tax Maps as follows:

Wilton - Map 23 Lot 007, Acct 1817 - .6 acres	Minimum Bid: \$1,611.00
Dixfield – Map 22 Lot 001, Acct 1449 = .5 acres	Minimum Bid: \$3,111.00

<u>Total Minimum Bid:</u>	<u>\$4,722.00</u>
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The Minimum bid for the entire property is \$4,722.00. A bid form is attached.

Bids will be opened, reviewed and awarded by each town's Selectboard at their respective meetings. The Wilton Board will meet on Tuesday, **October 16, 2018 at 6:00 p.m.** The Dixfield Board will meet on **October 22, 2018 at 5:30 p.m.** Each Board of Selectpersons reserves the right to reject any and all bids. The successful bidder shall have 15 days from the date of the bid acceptance in which to complete the purchase. The property will be conveyed by a Quitclaim deed without covenants. The successful bidder will have the responsibility of all title work. 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 of Selectpersons may thereafter negotiate a sale of the property with any or all unsuccessful bidders.

The properties to be sold "as is where is".

The Town of Wilton and the Town of Dixfield make 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.

The tax maps and other public information concerning the property may be reviewed at the Wilton Town Office during its normal business hours, Monday and Tuesday, 8:30 to 4:30 p.m. and Thursday and Friday 9:00 a.m. to 5:00 p.m. and at the Dixfield Town Office during its normal business hours, Monday through Friday 8 a.m. to 4:00 pm.

Tax Foreclosure Bid
Town of Dixfield and Town of Wilton

Bid Form

Property Location – 8 Giles Road, East Dixfield (Dixfield and Wilton)

Wilton - Map 23 Lot 007, Acct 1817 - .6 acres
Dixfield - Map 22 Lot 001, Acct 1449 = .5 acres

Bid Amount

Wilton Minimum Bid: \$1,611.00 \$ _____

Dixfield Minimum Bid: \$3,111.00 \$ _____

TOTAL \$ _____

Name: _____

Address: _____

Phone: _____

Signature: _____