



**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 property. 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, December 10, 2018**. 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 publicly opened at the Selectboard's meeting on Tuesday, December 18, 2018 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. 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. Properties for bid are as follows:

Olivewood Circle, Map 10/Lot 20-K; 1 acre; Minimum bid: \$2,000.00

The property is approximately one (1) acreage in size and is located in the Residential 1 zoning district. The Town acquired ownership of Tax Map 10/Lot 20-K 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 Olivewood Circle site and inform him/her/itself 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No bid may be withdrawn within a period of thirty (30) days after the opening of bids.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 or by calling Rhonda Irish at 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

\$ _____

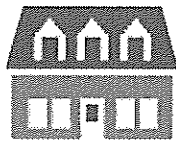
Name: _____

Address: _____

Phone: _____

Signature: _____

632 Bald Hill Rd. New Gloucester, ME 04260 (<https://goo.gl/maps/YYifHUjCfYq>) | 207.926.4044
(tel:207.926.4044) | info@jeodonnell.com (<mailto:info@jeodonnell.com>)



John E.
O'Donnell
& ASSOCIATES, INC.

PROPERTY TAX ASSESSMENT • EQUALIZATION • MAPPING

(<http://jeodonnell.com/>)



Wilton

 ([HTTP://JEODONNELL.COM](http://jeodonnell.com)) > CAMA

0 OLIVEWOOD CIR, Wilton, ME

Property Information

Site: Map 10 , Lot 020 , Sub K

Town: Wilton

Tax Year: 2018

Owner: WILTON TOWN OF

Last Committed Tax: \$244.20

See:

Includes:

Land Value: \$12,000

Building Value: \$0

Total Real Value: \$12,000

Exemption Value: \$0

Net Taxable Real Value: \$12,000

Personal Property: \$0

Owner Information

Owner #1: WILTON TOWN OF

Owner #2: COLLARI, FORECLOSURE

Mailing Address:

158 WELD RD

WILTON, ME 04294 1653

Trio Account #: 457

Documents

Land Information

Land Group: Type	Size	Method	Value	Total Adj	Adj Details
Primary Lot : Table 2	1.0 Ac	Calculated	\$12,000.00	100.0%	
	1.00 Ac		\$12,000.0		

Tree Growth:

Open Space:

Farmland:

Site Information

Description	Adjustment
No data available in table	
	\$0.00

Lump Sum: \$0

Zoning Information

Zoning	Description
Zoning 1	Residential 1

Primary Building Data

Building Type	Area	Grade	Cond (Condition)	F.Obs. (Functional Obsolescence)	E.Obs. (Economic Obsolescence)	Value	Color	Year (Yea Built
No data available in table								

Visit History

Date	Purpose	Result	Individual
07/24/2015	Equalization	Vacant	Matt Berube

Exemptions

Type	Value
No data available in table	

[Back to Top](#)

Town Information

Town of Wilton

Tax Rate: 0.020350

Tax Due Dates: 11/02/2018, 05/03/2019

Commitment Date: 09/11/2018

Certified Ratio: 1.00

158 Weld Road

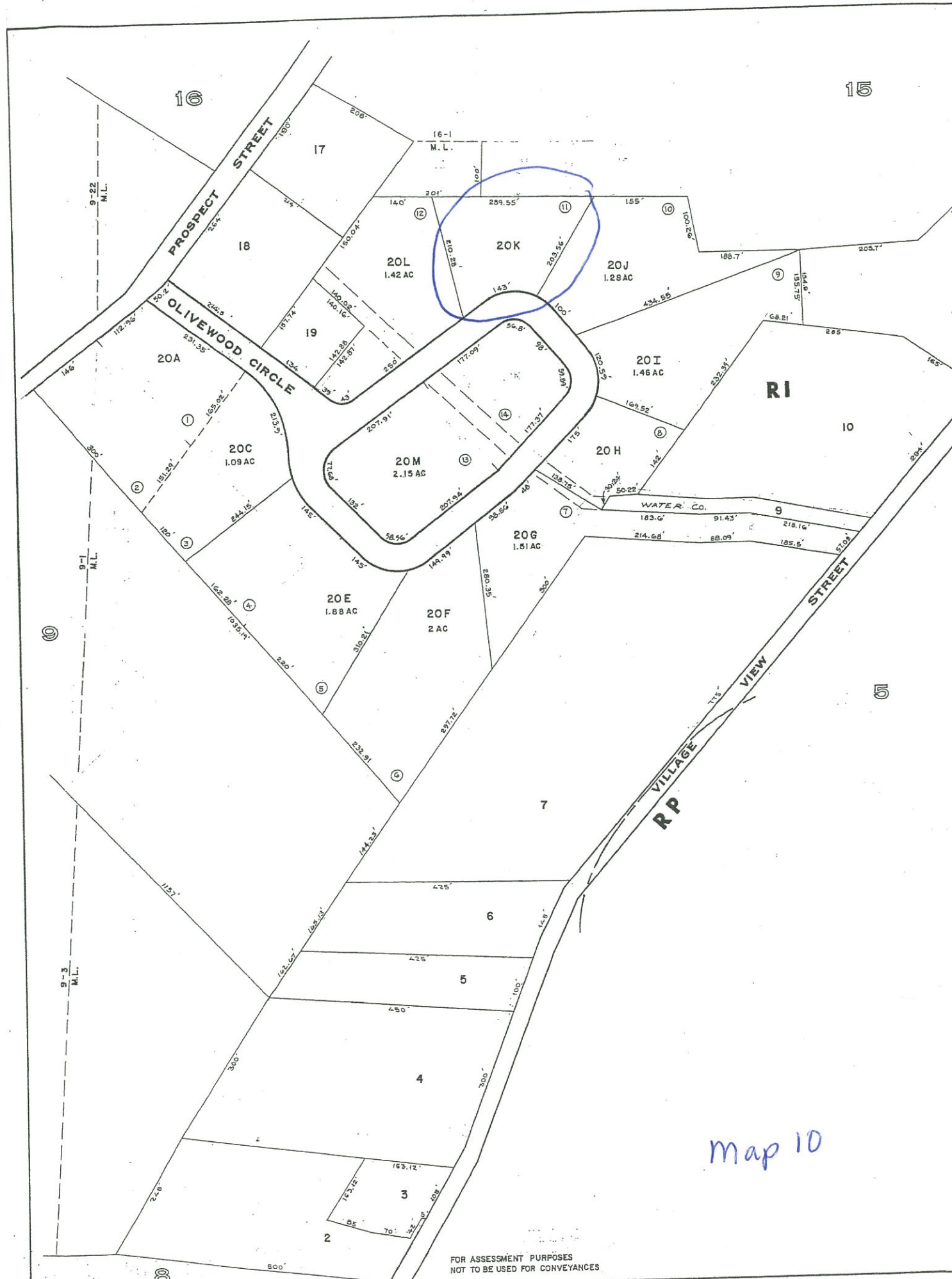
Wilton, ME

Phone: 207-645-4961

Fax: 207-645-2001

Tax Collector: Rhonda Irish

Treasurer: Rhonda Irish



Map 10

FOR ASSESSMENT PURPOSES
NOT TO BE USED FOR CONVEYANCES

MUNICIPAL QUIT CLAIM DEED
(Without Covenants)

THE TOWN OF WILTON, a Maine municipal corporation located in the Town of Wilton, County of franklin, State of Maine, who's mailing address is 158 Weld Rd, Wilton, Maine, 04294 for consideration paid, releases to _____, whose mailing address is _____, _____, _____, the land and any buildings, all of its right, title and interest as recorded at the Franklin County Registry of Deeds in Book 1476, Page 240 a certain parcel of land in the Town of Wilton, County of Franklin, State of Maine.

Meaning and intending to convey Map 10 Lot 020-K, on file in the Office of the Assessor, Town Office, Wilton, Maine, and more particularly bounded and described on Exhibit A attached hereto. This deed is given for the purpose of releasing and conveying any and all rights which this Grantor may have acquired by virtue of tax liens, which were imposed against the property and recorded in said Registry of Deeds in Book 3855 Page 239 dated September 16, 2016.

IN WITNESS WHEREOF, The Town of Wilton has caused this instrument to be executed by Tiffany Maiuri, Keith Swett, David Leavitt, Tom Saviello, Philip Hilton, thereunto duly authorized, as of this ____ day of ____, 20 ____.

Witness

Tiffany Maiuri

Witness

Keith Swett

Witness

David Leavitt

Witness

Tom Saviello

Witness

Philip Hilton

STATE OF MAINE
COUNTY OF FRANKLIN, ss

_____, 2018

Personally, appeared before me the above-named Tiffany Maiuri, Keith Swett, David Leavitt, Tom Saviello, and Philip Hilton, Selectpersons for the Town of Wilton, as aforesaid, and acknowledged the foregoing instrument to be their free act and deed in their said capacity and the free act and deed of the Town of Wilton.

Before me,

Signed: _____

Print Name: Diane Dunham

My Commission Expires: _____

Exhibit A

Being Lot #11 as depicted on a map entitled "Subdivision Plan for Everett and Olive Vining," dated August 17, 1989, revised March 18, 1991, and recorded in the Franklin County Registry of Deeds as Plan #2549. Said Lot is more particularly bounded and described as follows:

Beginning at an iron rebar set on the westerly bounds of the 30-foot wide right of way serving said Subdivision, and at the southerly corner of Lot 10 as depicted in said Plan; thence along the westerly bounds of said right of way in a curve having a radius of 87.81 feet, for a distance of 99.93 feet to an iron rebar; thence South 42° 41' 38" East along the southwesterly side of said right of way, 50.00 feet to an iron rebar located at the northerly corner of Lot 12; thence South 68° 57' 57" West, along the northwesterly bounds of Lot 12, 210.28 feet to an iron rebar on line of land now or formerly of Katherine Mills; thence North 1° 42' 24" West, along land of said Mills, 60.98 feet to an iron pipe located at the southeasterly corner of land now or formerly of Larry S. Levesque and Bonnie C. Levesque, 62.10 feet to an iron rebar and the southwesterly corner of Lot 10 as depicted on said Plan; thence South 66° 29' 16" East, along the southwesterly bounds of said Lot 10, 203.56 feet to an iron rebar located on the westerly bounds of said right of way and the point of beginning.

Also conveyed herein is a right of way and easement for all purposes for which roads and ways are commonly used in the State of Maine, including the installation and maintenance of utilities, in the course of the roadway that leads in a general northeasterly direction from the Bennett Road, passing by the Tri-County Communications Lot and also passing by the premises herein conveyed, this right of way to be used in common with all other lots in the Subdivision, except Lot 2, and the said grantees acknowledge that they shall pay 1/13th of the maintenance, repair and upkeep of the entire roadway leading through the Subdivision. Should said roadway meet Town of Wilton specifications, however, said grantees agree that the road may be accepted by the Town as a public way, though no obligation is assumed by the parties to this deed to build the road up to public way specifications.

In addition, the grantees acknowledge that they are responsible to pay for any utility hook-up expense, including electrical and water installation.

These premises are also conveyed subject to "Declaration of Olive Estate Subdivision Restrictions," dated July 19, 1991, recorded at Book 1232, Page 62, Franklin County Registry of Deeds.

The premises conveyed herein are PART AND A PART ONLY of the premises conveyed to Stanley P. Kuklinski by Warranty Deed of Everett L. Vining and Olive G. Vining, dated May 28, 1991, recorded at Book 1219, Page 231, Franklin County Registry of Deeds.

Wilton
10:10 AM

**RE Account 457 Detail
as of 11/15/2018**

11/15/2018
Page 1

Name: WILTON TOWN OF & COLLARI, FORECLOSURE

Land: 12,000 As of 2018

Location: 0 OLIVEWOOD CIR

Building: 0

Acreage: 1 Map/Lot: 10-020-K

Exempt 0

Book Page:

Total: 12,000

2018-1 Period Due:

1) 122.40

2) 122.10

Ref1: B1476P0240

Mailing 158 WELD RD

Address: WILTON ME 04294 1653

Year	Date	Reference	P	C	Principal	Interest	Costs	Total
2018-1	R				244.20	0.30	0.00	244.50
2017-1	L *				247.80	13.80	47.59	309.19
2016-1	L *				247.80	31.49	47.59	326.88
2015-1	L *				328.13	15.06	69.87	413.06
2014-1	L *				303.63	81.24	81.64	466.51
2013-1	R				0.00	0.00	0.00	0.00
2012-1	R				0.00	0.00	0.00	0.00
2011-1	L *				0.00	0.00	0.00	0.00
2010-1	L *				0.00	0.00	0.00	0.00
2009-1	L *				0.00	0.00	0.00	0.00
2008-1	R				0.00	0.00	0.00	0.00
2007-1	R				0.00	0.00	0.00	0.00
2006-1	R				0.00	0.00	0.00	0.00
Account Totals as of 11/15/2018					1,371.56	141.89	246.69	1,760.14

Per Diem

2018-1	0.0271
2017-1	0.0482
2016-1	0.0482
2015-1	0.0006
2014-1	0.0590
Total	0.1832

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.