



**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 reviewed 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:

Sunset Avenue, Map 29/Lot 84/Sub 3; 40.1 acres; Minimum bid: \$2,933.00

The property is approximately 40.1 acreage in size and is located in the Residential 2 zoning district. The Town acquired ownership of Tax Map 29/Lot 84/Sub 3 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 Sunset Avenue 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No bid may be withdrawn within a period of thirty (30) days after the opening of bids.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 property is available on the town's website, 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: _____

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>)



Wilton

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

0 SUNSET AVE, Wilton, ME

Property Information

Site: Map 29 , Lot 084 , Sub 3

Land Value: \$34,138

Town: Wilton

Building Value: \$0

Tax Year: 2018

Total Real Value: \$34,138

Owner: TOWN OF WILTON

Exemption Value: \$34,138

Last Committed Tax: \$0.00

Net Taxable Real Value: \$0

See:

Personal Property: \$0

Includes:

Owner Information

Owner #1: TOWN OF
WILTON

Book: 3244
Page: 293

Documents

Mailing Address:

158 WELD ROAD

WILTON, ME 04294

Trio Account #: 1839

Land Information

| Land Group: Type | Size | Method | Value | Total Adj | Adj Details |
|----------------------------|-------------|------------|-------------|-----------|-------------|
| Primary Lot : Additional 2 | 24.0 Ac | Calculated | \$20,250.00 | 100.0% | |
| Primary Lot : Table 2 | 1.0 Ac | Calculated | \$12,000.00 | 100.0% | |
| Primary Lot : Wasteland | 15.1 Ac | Calculated | \$1,888.00 | 100.0% | |
| | 40.10 Ac | | \$34,138.0 | | |
| 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 2 |

Primary Building Data

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

Visit History

| Date | Purpose | Result | Individual |
|------------|--------------|--------|-------------|
| 08/10/2015 | Equalization | Vacant | Matt Berube |

Exemptions

| Type | Value |
|----------------------|-------|
| Municipal/County Gov | \$0 |

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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

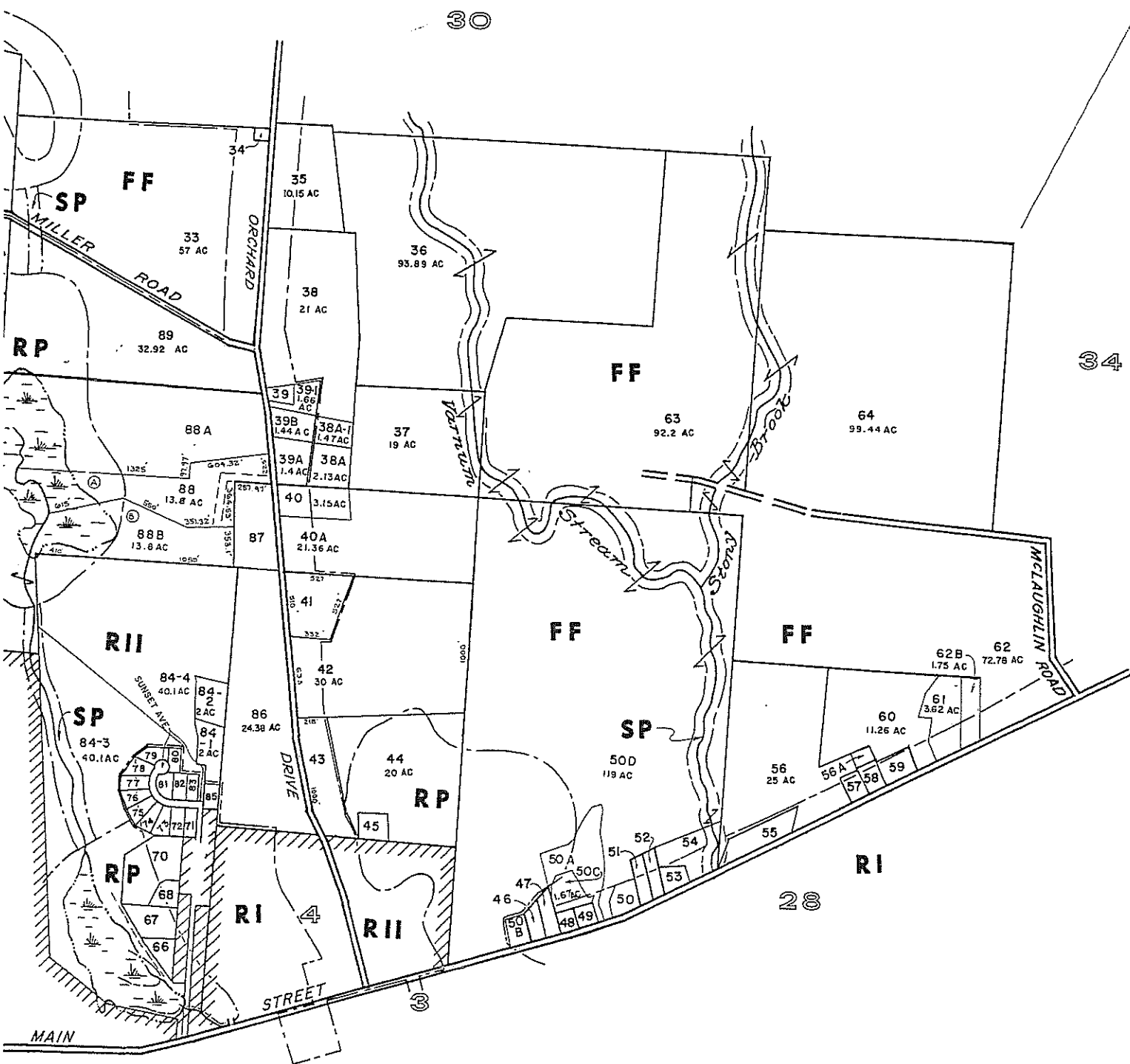
Treasurer: Rhonda Irish

Tax Maps for Download

[Wilton 2018 001 \(/cama_files/wilton/Wilton_2018_001.PDF\)](#)

[Wilton 2018 002 \(/cama_files/wilton/Wilton_2018_002.PDF\)](#)

[Wilton 2018 003 \(/cama_files/wilton/Wilton_2018_003.PDF\)](#)



map 29

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 3244, Page 293 a certain parcel of land in the Town of Wilton, County of Franklin, State of Maine.

Meaning and intending to convey Map 29, Lot 084-3, 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 235 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: _____

My Commission Expires: _____

Diane Dunham

EXHIBIT A

Parcel One:

Being Lot #3, being a lot consisting of 40.1 acres as further shown on a plan entitled, "Adams Estates Property of Stanley Kuklinski" prepared by Acme Engineering & Design, Inc., a survey dated in December 1986 and recorded in the Franklin County Registry of Deeds as Plan #958. Said Lot #3 abuts a part of the American Legion and SAD #9 (Cushing School) lots.

Also conveyed herein is a right of way for use in common with others of the 50" wide right of way leading to the property to the property from Sunset Avenue for purposes for which roads and ways are commonly used in the State of Maine, including utilities, provided such use does not preclude acceptance of said right of way as a town way.

Excepting and reserving from the above premises the premises described in a deed from Glenn W. Rudloff, Jr. to Inhabitants of the Town of Wilton dated September 8, 1987 and recorded in the Franklin County Registry of Deeds in Book 1020, Page 283.

Meaning and intending to convey all and the same premises as described in a deed from Stanley P. Kuklinski to Glenn W. Rudloff, Jr. dated December 13, 1986 and recorded in the Franklin County Registry of Deeds in Book 937, Page 67.

Parcel Two:

Beginning at a point on the northerly line of land now or formerly of Gary Judkins and Anne Judkins and on the westerly side of a right of way fifty (50) feet wide leading from the town way known as Sunset Avenue to other land now or formerly of Stanley P. Kuklinski; thence North 13° 8' 50" West a distance of two hundred seventy (270) feet to an iron pin set in the ground; thence North 59° West a distance of one hundred seventy-five (175) feet to another iron pin; thence South 31° West a distance of eighty-five (85) feet to another pin; thence South 59° East a distance of one hundred ninety (190) feet to another iron pin; thence South 7° 8' East a distance of one hundred eighty-five and six hundredths (185.06) feet to another iron pin; thence North 83° 22' East on line of Parcel One described above a distance of seventy-five (75) feet to the point of beginning.

Meaning and intending to convey all and the same premises as described in the deed from Stanley P. Kuklinski to Glenn W. Rudloff Jr. dated August 19, 1987 and recorded in the Franklin County Registry of Deeds Book 983, Page 51.

Wilton
10:24 AM

**RE Account 1839 Detail
as of 11/15/2018**

11/15/2018
Page 1

Name: TOWN OF WILTON

Location: 0 SUNSET AVE

Acreage: 40.1 Map/Lot: 29-084-3

Book Page: B937P67, B983P51, B3243P121, B3244P293

2018-1 Period Due:

Land: 34,138 As of 2018
Building: 0
Exempt 34,138
Total: 0

Ref1: see comments for Manca's
Mailing 158 WELD ROAD
Address: WILTON ME 04294

*David Manca P.O. Box 112
E. Templeton, MA 01468*

| Year | Date | Reference | P C | Principal | Interest | Costs | Total |
|---------------------------------|------|-----------|-----|-----------|----------|--------|----------|
| 2018-1 | R | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2017-1 | R | | | 704.95 | 39.27 | 9.59 | 753.81 |
| 2016-1 | L * | | | 704.95 | 89.58 | 47.59 | 842.12 |
| 2015-1 | L * | | | 823.13 | 37.75 | 56.70 | 917.58 |
| 2014-1 | L * | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2013-1 | R | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2012-1 | R | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2011-1 | R | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2010-1 | L * | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2009-1 | R | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2008-1 | L * | | | 0.00 | 0.00 | 0.00 | 0.00 |
| 2007-1 | L * | | | 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 | | | | 2,233.03 | 166.60 | 113.88 | 2,513.51 |

Per Diem

| | |
|--------|--------|
| 2017-1 | 0.1371 |
| 2016-1 | 0.1371 |
| 2015-1 | 0.0016 |
| Total | 0.2757 |

Exempt Codes: 29 - Town of Wilton

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