

Town of Topsham
Notice of Sale of Tax-Acquired Property

The Municipal Officers of the Town of Topsham are accepting bids for the purchase of the municipality's interest in two tax-acquired properties listed below. Each bid must be received in writing and in a sealed envelope marked "Tax-Acquired Property Bid" on the outside. Each envelope may contain a bid for one property only; any person wishing to bid on several properties must submit a separate bid in a separate envelope for each property.

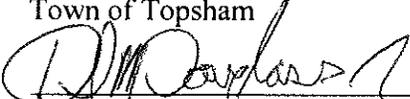
All bids must be received in the Town Manager's office no later than 3:00 PM on Tuesday, October 13, 2020. Late bids will not be opened or considered. Each bid must also include the bidder's name, mailing address and phone number and must be accompanied by a deposit in the form of a certified check or money order, in an amount equal to or greater than ten percent (10%) of the bid price. Each 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 Assistant Town Manager at 3:00 PM on Tuesday, October 13, 2020 at the municipal office. A recommendation will be made to the Municipal Officers, who will determine the winning bidder at their regularly scheduled Board of Selectmen's meeting on October 15, 2020 at 6:30 PM. The Municipal Officers reserve the right to reject any and all bids, as well as to accept a bid which is not necessarily the highest if they deem it in the best interests of the Town. Each successful bidder shall have thirty (30) days from the date of the bid acceptance in which to complete the purchase. The properties each currently have tenants and unless the tenants vacate prior to the successful bidder taking possession, the properties will be conveyed with the tenants in place. Each property will be conveyed by a quitclaim 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 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 properties for sale are condominiums described on the Town of Topsham's Tax Maps as:
Map and Lot Description – R05A-002-55, address of 55 Munroe Lane
Map and Lot Description – R05A-002-88, address of 88 Munroe Lane

The tax maps and other public information concerning the properties may be reviewed at the Town Office during its normal business hours, which are: 8:30 AM to 4:30 PM, Monday through Friday. Questions may be addressed to Assistant Town Manager Mark Waltz at (207) 725-5821, Ext. 2110 or mwaltz@topshammaine.com.

Please 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.

Town of Topsham

By: David Douglass
Chair, Board of Selectmen