

TOWN OF LEVANT

NOTICE OF TAX SALE

(Tax Acquired Property)

The Board of Selectmen of the Town of Levant is accepting bids for the purchase of the municipality's interest in tax-acquired property. Bids should be delivered or mailed to the Levant Town Office, P.O. BOX 220, Townhouse Road, Levant, ME 04456. Each bid must be in writing and in a sealed envelope marked "Tax sale bid" on the outside (with appropriate map and lot number). All bids must be received at the Town Office no later than 5:00 p.m. on July 25, 2018. 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 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. A minimum bid amount of \$18,000 has been established for this sale.

Bids will be opened, reviewed and awarded by the Selectmen. The Board of Selectmen reserves the right to determine if the bids are suitable, and to accept or reject any and all bids. If the Board determines that no bids are acceptable, the Board reserves the right to dispose of the property on such terms as the Board deems proper. Each successful bidder shall have 14 days from the date of bid acceptance in which to complete the purchase and satisfy the bid requirements. 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 Town. The Board of Selectmen may thereafter negotiate a sale of the property with any or all unsuccessful bidders or rebid the property.

The property up for sale is described on the Town's Tax Maps as:

Map 3-16-1

Tax maps and other public information concerning this property may be viewed at the Town Office during its normal business hours, which are: Tuesday, Thursday, and Friday - 9:00am-4:00pm and Wednesday - 11:30am-7:00pm.

Scott Pullen
Levant Town Clerk