

NOTICE OF PUBLIC AUCTION
TAX-ACQUIRED PROPERTY

Notice is hereby given that the Board of Selectmen of the Town of Appleton will be selling the following tax-acquired property ("the property") by public auction:

685 W. Appleton Rd., Appleton, ME :: Map 16, Lot 2
Together with all personal property located thereon.

The sale will be held on September 16, 2017 at 10:00 a.m., **Bidder Registration Begins 9:00 a.m.** at the Town of Appleton Municipal Office, 2915 Sennebec Road, Appleton, Maine. A public preview will be held at the property on September 9, 2017, from 1:00 p.m. to 4:00 p.m.

TERMS OF SALE: The minimum bid for purchase of the property shall be \$12,000. The winning bidder shall provide payment of the minimum bid amount on the day of the auction by cash or by certified or cashier's check funds made payable to "Town of Appleton". The successful bidder may alternatively provide on the date of auction a letter from a financial institution guaranteeing availability of funds in excess of the winning bid amount. Absentee bids will not be accepted. As to the successful bidder, the deposit shall be non-refundable and will be credited to the purchase price. The successful bidder for the real estate will be required to sign a Purchase and Sale Agreement at the conclusion of the auction. The balance of the purchase price shall be due and payable thirty (30) days after the date of the auction, upon presentation of the Deed. Real estate shall be conveyed by Quitclaim Deed Without Covenant. 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 property shall be sold on an AS IS and WHERE IS basis without any warranties whatsoever as to the condition of the property and shall be sold subject to and without limitation to any and all provisions of the municipal zoning ordinance, state and federal land use regulations, local taxes, and the Town makes no warranties, express or implied whatsoever, as to the condition of title or any other matters or liens affecting the property. The Town of Appleton expressly reserves the right, in its sole discretion, to modify and/or add terms and conditions pertaining to the sale of the real estate. Final terms and conditions pertaining to the sale of the real estate including additions to and modifications of the above terms and conditions will be announced at the time of the sale. The Town shall reserve the right to refuse the right to bid to any bidder who cannot provide proof of deposit funds as set forth herein.

By: Town of Appleton Board of Selectmen