

**REQUEST FOR BIDS**  
**CITY OF ELLSWORTH, MAINE**  
**SALE OF TAX-ACQUIRED PROPERTY**

Bids submittal deadline:

**10:00 AM, Friday,  
March 23, 2018**

**REQUEST FOR BIDS**  
**CITY OF ELLSWORTH MAINE**  
**SALE OF TAX-ACQUIRED PROPERTY**

**BID NOTICE**

The City of Ellsworth is accepting sealed bids for the sale of 35 timeshare units located in Ellsworth, acquired for non-payment of real estate taxes. Faxed bids will not be accepted. Sealed bids will be accepted until **10:00 AM, Friday, March 23, 2018** at which time they will be publicly opened and read. Information regarding this bid may be reviewed at the City Tax Collector's Office. A copy of the bid documents may be obtained upon payment of a \$10 non-refundable deposit. Sealed bids shall be submitted and accepted at:

City of Ellsworth  
Treasurer's Office  
1 City Hall Plaza  
Ellsworth ME 04605

**REQUEST FOR BIDS**  
**CITY OF ELLSWORTH, MAINE**  
**SALE OF TAX-ACQUIRED PROPERTY**

<b>FORMER OWNER</b>	<b>PROPERTY ID</b>	<b>ACCOUNT BALANCE</b>	<b>ASSESSED VALUE</b>	<b>DESCRIPTION</b>
TUCK MICHAEL A TRUSTEE	13107001113E	\$ 191.74	\$ 2,000.00	Timeshare Unit
MCAVOY STANLEY G	131070012004	\$ 391.13	\$ 3,700.00	Timeshare Unit
BOWIE SEAN	131070012012	\$ 342.09	\$ 4,000.00	Timeshare Unit
HECKMAN SAMUEL R	131070015014	\$ 342.09	\$ 4,000.00	Timeshare Unit
POTTER CALVIN	13107001606E	\$ 217.20	\$ 1,800.00	Timeshare Unit
BOUFARD KEVIN L	131070022018	\$ 410.21	\$ 5,200.00	Timeshare Unit
TAPLEY DOUGLAS P	13107002202D	\$ 174.06	\$ 1,800.00	Timeshare Unit
GREEN CRAIG	13107002217E	\$ 262.62	\$ 2,600.00	Timeshare Unit
BOUTOT JAMES J	13107002336D	\$ 273.81	\$ 2,800.00	Timeshare Unit
HARPER BRIAN R	131070025043	\$ 381.82	\$ 4,700.00	Timeshare Unit
COLLINS ALAN S	13107003229D	\$ 291.01	\$ 3,100.00	Timeshare Unit
STUPAKEWICZ AMANDA E	13107003509E	\$ 228.48	\$ 2,000.00	Timeshare Unit
MAKAHUSZ GARY A	13107003529E	\$ 291.02	\$ 3,100.00	Timeshare Unit
ACADIA VILLAGE RESORT INC	13107004113D	\$ 228.58	\$ 2,000.00	Timeshare Unit
ACADIA VILLAGE RESORT INC	13107004115D	\$ 204.93	\$ 2,300.00	Timeshare Unit
POTTER ROLAND D & ROSE E	13107004142E	\$ 251.28	\$ 2,400.00	Timeshare Unit
GOODWIN DONN	131070043031	\$ 466.97	\$ 6,200.00	Timeshare Unit
GREEN CRAIG	13107005422D	\$ 238.27	\$ 3,500.00	Timeshare Unit
BOUCHARD TROY D	13107005440D	\$ 283.57	\$ 3,200.00	Timeshare Unit
DROST ROBERT	13107005448D	\$ 242.91	\$ 2,300.00	Timeshare Unit
DUKE JORDAN	13107005450E	\$ 287.70	\$ 2,300.00	Timeshare Unit
FEERO THOMAS H JR	131070055019	\$ 449.95	\$ 5,900.00	Timeshare Unit
LISA WILLIS C	13107005516D	\$ 262.63	\$ 2,600.00	Timeshare Unit
FROWERY MEGAN	13107005526D	\$ 319.38	\$ 3,600.00	Timeshare Unit
GLASS TREVOR	13107005649D	\$ 245.60	\$ 2,300.00	Timeshare Unit
SHEA KERRY B	13107005708D	\$ 194.47	\$ 2,200.00	Timeshare Unit
ACADIA VILLAGE RESORT INC	13107005712E	\$ 239.92	\$ 2,200.00	Timeshare Unit
ACADIA VILLAGE RESORT INC	131070059007	\$ 421.57	\$ 5,400.00	Timeshare Unit
LORANGER H JULIA	131070059015	\$ 358.37	\$ 5,200.00	Timeshare Unit
HILL LLOYD D	13107006018D	\$ 279.65	\$ 2,900.00	Timeshare Unit
DAVIS MELINDA A	13107006114E	\$ 239.92	\$ 2,200.00	Timeshare Unit
NEWBURY, PHILIP T	13107006207E	\$ 268.30	\$ 2,700.00	Timeshare Unit
HOFFMAN BERGER INVESTMENT	131070071039	\$ 478.33	\$ 6,400.00	Timeshare Unit
YOUNG MARGARET M	131070073008	\$ 364.79	\$ 4,400.00	Timeshare Unit
ACADIA VILLAGE RESORT INC	131070073014	\$ 364.79	\$ 4,400.00	Timeshare Unit

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**PROPERTY DESCRIPTIONS**

*\*Please note the account balances listed are as of March 23, 2018. Please contact the Treasurer's Office for a current account balance.*

*A complete description of the Acadia Village Resort Bylaws and Declaration can be found at the Hancock County Registry of Deeds in Book 1708 Page 45. It is further amended in Book 1708 Page 66, Book 1714 Page 155, Book 2149 Page 166, Book 2931 Page 105, Book 3842 Page 349, Book 4029 Page 333, and Book 4044 Page 161.*

You can view these documents online at: <http://www.hancockcountydeeds.com/public.htm>

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**SALE OF TAX-ACQUIRED PROPERTY**

**GENERAL CONDITIONS** (read carefully)

1. The City of Ellsworth has acquired the individual properties through non-payment of taxes in accordance with MRSA Chapter 36 § 942 and 946, as amended. The City is selling whatever interest it has in each of the properties.
2. The City of Ellsworth is making no statement regarding the status of the title associated with each property. It is the responsibility of each bidder to research the title condition of each property at the Hancock Registry of Deeds.
3. The City will give a Quit Claim Deed to convey the City's interest in the tax-acquired property.
4. The successful bidder shall, in writing, forever indemnify and save harmless the City from any and all claims arising out of the sale of the tax-acquired property, by the occupants of the purchased property, their heirs or assigns.
5. The successful bidder shall be responsible for the removal of any and all occupants of tax-acquired property purchased.
6. The City Council retains the right to accept or reject any or all bids.

**BID REQUIREMENTS** (read carefully)

1. The following shall be required for a proper bid submission:
  - a. The fully completed bid sheet with the bid price adjacent to the property being bid upon.
  - b. A certified cashier's check or postal money order in an amount not less than 10% of the bid price shall be included as a deposit on the bid. Failure to submit a bid deposit shall cause the bid to be automatically rejected.**
  - c. Bids shall be sealed in a single plain envelope marked only "Tax-Acquired Property Bid" on the exterior.
  - d. Bids shall be submitted to the City Treasurer's Office in City Hall no later than 10:00 AM on the date specified for the bid opening. **FAXED bids are not acceptable.**
2. The City shall, as a credit to payment, retain the submitted bid deposit of any successful bidder. All other submitted bid deposits will be returned within thirty (30) days. This is to permit an alternate bid award in the event that the successful bidder is unable to comply with the bid terms.
3. The City Council will not accept any bid for a dollar amount less than the total outstanding taxes, including a just value for current year taxes not assessed, interest and all costs, including but not limited to public notice cost and any other costs associated with the acquisition of this property.

## INFORMATION AVAILABLE

All information may be reviewed in the City Tax Collector's Office during normal business hours (8:00 AM - 5:00 PM).

1. The following information is provided as part of the bid package and a copy may be obtained upon payment of a non-refundable payment of \$10 for a complete set:
  - a. Request for Bids
  - b. Property Descriptions that include an Assessor's Map and Lot reference, Tax Collector's Account reference and a brief description of the property, assessed valuation, and taxes owed.
  - c. Bid form
  - d. Tax Acquired Property Ordinance
  - e. Copy of the Assessor's Tax Map showing each specific property
  - f. Copy of the property card for each specific property
  - g. Copy of the Tax Bills
  - h. A copy of the file on each subject property, including a copy of the matured lien documents, copies of previous deeds for the property (in most cases), and correspondence related to the property sent to the prior owners.

**CITY OF ELLSWORTH  
SALE OF TAX ACQUIRED PROPERTY  
BID FORM**

<b>FORMER OWNER</b>	<b>PROPERTY ID</b>	<b>BID PRICE</b>
TUCK MICHAEL A TRUSTEE	13107001113E	
MCAVOY STANLEY G	131070012004	
BOWIE SEAN	131070012012	
HECKMAN SAMUEL R	131070015014	
POTTER CALVIN	13107001606E	
BOUFARD KEVIN L	131070022018	
TAPLEY DOUGLAS P	13107002202D	
GREEN CRAIG	13107002217E	
BOUTOT JAMES J	13107002336D	
HARPER BRIAN R	131070025043	
COLLINS ALAN S	13107003229D	
STUPAKEWICZ AMANDA E	13107003509E	
MAKAHUSZ GARY A	13107003529E	
ACADIA VILLAGE RESORT INC	13107004113D	
ACADIA VILLAGE RESORT INC	13107004115D	
POTTER ROLAND D & ROSE E	13107004142E	
GOODWIN DONN	131070043031	
GREEN CRAIG	13107005422D	
BOUCHARD TROY D	13107005440D	
DROST ROBERT	13107005448D	
DUKE JORDAN	13107005450E	
FEERO THOMAS H JR	131070055019	
LISA WILLIS C	13107005516D	
FROWERY MEGAN	13107005526D	
GLASS TREVOR	13107005649D	
SHEA KERRY B	13107005708D	
ACADIA VILLAGE RESORT INC	13107005712E	
ACADIA VILLAGE RESORT INC	131070059007	
LORANGER H JULIA	131070059015	
HILL LLOYD D	13107006018D	
DAVIS MELINDA A	13107006114E	
NEWBURY, PHILIP T	13107006207E	
HOFFMAN BERGER INVESTMENT	131070071039	
YOUNG MARGARET M	131070073008	
ACADIA VILLAGE RESORT INC	131070073014	

***Successful bidders will be responsible for any maintenance fees, user fees, and other common expenses attributable to the timeshare unit. These fees are assessed by Acadia Village Resort.***

***Please contact Acadia Village Resort at (207) 667-6228 to verify what, if any, fees or expenses are associated with any timeshare units you bid on as they will become the responsibility of the successful bidder.***

\_\_\_\_\_  
NAME OF BIDDER (type or print)

\_\_\_\_\_  
DATE

\_\_\_\_\_  
MAILING ADDRESS

\_\_\_\_\_  
TELEPHONE NUMBER

\_\_\_\_\_  
TOWN/CITY, STATE ZIP CODE

\_\_\_\_\_  
SIGNATURE