

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

Bids submittal deadline:

**10:00 AM, Friday,  
March 8, 2019**

**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 37 timeshare units located in Ellsworth and 9 properties 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 8, 2019** 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**

| FORMER OWNER                   | PROPERTY ID  | ACCOUNT BALANCE | ASSESSED VALUE | LOCATION             | DESCRIPTON              | ACRES |
|--------------------------------|--------------|-----------------|----------------|----------------------|-------------------------|-------|
| BEHRE KEVIN C                  | 104001016000 | \$4,096.71      | \$83,100.00    | 254 BLACK BEAR WAY   | CABIN / LAND (ISLAND)   | 0.57  |
| BRANCA MARY L ESTATE OF        | 041049000000 | \$1,540.84      | \$29,300.00    | CHRISTIAN RIDGE ROAD | LAND                    | 0.90  |
| DOWNEAST MORTGAGE CORP         | 031002000000 | \$10,446.25     | \$90,900.00    | BUCKSPORT ROAD       | LAND                    | 78.72 |
| GUILDFORD JUDITH L             | 121017003000 | \$1,692.06      | \$27,600.00    | BOHN ROAD            | LAND                    | 1.67  |
| HAMILTON SCOTT A               | 101056000000 | \$411.26        | \$3,800.00     | COVE WAY             | LAND                    | 0.16  |
| HAMILTON SCOTT A               | 101056001000 | \$508.75        | \$4,900.00     | COVE WAY             | LAND                    | 0.36  |
| HAMILTON SCOTT A               | 101056002000 | \$426.84        | \$3,700.00     | COVE WAY             | LAND                    | 0.14  |
| HOPKINS KEVIN D                | 053016000000 | \$5,931.07      | \$99,700.00    | BUCKSPORT ROAD       | LAND                    | 61.90 |
| PATTY CHUTES & OTHER MEMES LLC | 121022001000 | \$5,608.31      | \$96,300.00    | 1753 BANGOR ROAD     | BUILDING (STORE) / LAND | 1.00  |
| ACADIA VILLAGE RESORT INC      | 13107002108D | \$236.53        | \$2,000.00     | 50 RESORT WAY        | TIMESHARE               |       |
| ADAMS CHAD                     | 13107003602D | \$225.14        | \$1,800.00     | 50 RESORT WAY        | TIMESHARE               |       |
| BRANN DONALD E                 | 131070062004 | \$357.06        | \$4,100.00     | 50 RESORT WAY        | TIMESHARE               |       |
| BUCKINGHAM LORI A              | 13107005240E | \$305.44        | \$3,200.00     | 50 RESORT WAY        | TIMESHARE               |       |
| BYBEE TIMOTHY                  | 13107005308E | \$248.02        | \$2,200.00     | 50 RESORT WAY        | TIMESHARE               |       |
| COBB STEPHANIE                 | 131070031026 | \$477.42        | \$6,200.00     | 50 RESORT WAY        | TIMESHARE               |       |
| GAGNON LINDA L                 | 131070043037 | \$443.09        | \$5,600.00     | 50 RESORT WAY        | TIMESHARE               |       |
| GILLIS MELINDA J               | 13107007102E | \$228.47        | \$2,100.00     | 50 RESORT WAY        | TIMESHARE               |       |
| HAYWARD ANNE                   | 131070036048 | \$356.98        | \$4,100.00     | 50 RESORT WAY        | TIMESHARE               |       |
| HINCKLEY JAMES G               | 131070023002 | \$334.11        | \$3,700.00     | 50 RESORT WAY        | TIMESHARE               |       |
| LAW TIMOTHY D                  | 13107007113D | \$248.02        | \$2,200.00     | 50 RESORT WAY        | TIMESHARE               |       |
| MANGAN THOMAS M                | 131070033014 | \$351.24        | \$4,000.00     | 50 RESORT WAY        | TIMESHARE               |       |
| MONTI ANGELA L                 | 13107006222E | \$287.79        | \$3,500.00     | 50 RESORT WAY        | TIMESHARE               |       |
| MOODY WILLIAM C                | 13107006151E | \$273.57        | \$3,200.00     | 50 RESORT WAY        | TIMESHARE               |       |
| MORNEAU REGINALD G             | 131070035045 | \$357.06        | \$4,100.00     | 50 RESORT WAY        | TIMESHARE               |       |
| MURCHISON JEFFREY A JR         | 13107004546D | \$223.29        | \$2,100.00     | 50 RESORT WAY        | TIMESHARE               |       |
| NASON EMERY L                  | 131070071006 | \$356.98        | \$4,100.00     | 50 RESORT WAY        | TIMESHARE               |       |
| REID CRAIG M                   | 131070046036 | \$443.09        | \$5,600.00     | 50 RESORT WAY        | TIMESHARE               |       |
| RINES ROBERT F                 | 131070057045 | \$379.91        | \$4,500.00     | 50 RESORT WAY        | TIMESHARE               |       |
| SAUCIER DAVID A                | 131070032036 | \$443.01        | \$5,600.00     | 50 RESORT WAY        | TIMESHARE               |       |
| SHARP TREVOR J                 | 13107005944E | \$253.74        | \$2,300.00     | 50 RESORT WAY        | TIMESHARE               |       |
| SHAW DALE                      | 131070025042 | \$344.59        | \$4,700.00     | 50 RESORT WAY        | TIMESHARE               |       |
| SHEA KERRY B                   | 13107005404E | \$222.55        | \$2,100.00     | 50 RESORT WAY        | TIMESHARE               |       |
| SMITH PHILIP J                 | 13107003502E | \$225.06        | \$1,800.00     | 50 RESORT WAY        | TIMESHARE               |       |
| TASKER ROBERT L                | 13107004211D | \$236.53        | \$2,000.00     | 50 RESORT WAY        | TIMESHARE               |       |
| THOMPSON RICHARD E             | 131070015023 | \$471.68        | \$6,100.00     | 50 RESORT WAY        | TIMESHARE               |       |
| THORBJORNSON EDWARD E          | 131070025035 | \$443.09        | \$5,600.00     | 50 RESORT WAY        | TIMESHARE               |       |
| WASHBURN WAYNE P               | 131070031016 | \$335.09        | \$4,500.00     | 50 RESORT WAY        | TIMESHARE               |       |
| WEARING THOMAS                 | 13107005243D | \$276.67        | \$2,700.00     | 50 RESORT WAY        | TIMESHARE               |       |
| WEARING THOMAS                 | 13107006119E | \$288.15        | \$2,900.00     | 50 RESORT WAY        | TIMESHARE               |       |
| WEARING THOMAS S               | 13107005206D | \$242.29        | \$2,100.00     | 50 RESORT WAY        | TIMESHARE               |       |
| WILLETTE WILLIAM P             | 131070015020 | \$420.15        | \$5,200.00     | 50 RESORT WAY        | TIMESHARE               |       |
| WILLIAMS GROVER W              | 13107004440D | \$282.50        | \$2,800.00     | 50 RESORT WAY        | TIMESHARE               |       |
| WILSON CAMERON M               | 13107005904D | \$242.29        | \$2,100.00     | 50 RESORT WAY        | TIMESHARE               |       |
| WINSHIP DAVID A                | 13107005918D | \$285.89        | \$2,900.00     | 50 RESORT WAY        | TIMESHARE               |       |
| WINSHIP DAVID A                | 13107003436E | \$282.42        | \$2,800.00     | 50 RESORT WAY        | TIMESHARE               |       |
| WOOD JAMIE                     | 131070056002 | \$316.22        | \$4,100.00     | 50 RESORT WAY        | TIMESHARE               |       |

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

**PROPERTY DESCRIPTIONS**

*\*Please note the account balances listed are as of March 8, 2019. 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: <https://www.hancockcountydeeds.com/search>

**REQUEST FOR BIDS**  
**CITY OF ELLSWORTH MAINE**  
**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**

| FORMER OWNER                   | PROPERTY ID  | LOCATION             | DESCRIPTON              | ACRES | BID PRICE |
|--------------------------------|--------------|----------------------|-------------------------|-------|-----------|
| BEHRE KEVIN C                  | 104001016000 | 254 BLACK BEAR WAY   | CABIN / LAND (ISLAND)   | 0.57  | \$        |
| BRANCA MARY L ESTATE OF        | 041049000000 | CHRISTIAN RIDGE ROAD | LAND                    | 0.90  | \$        |
| DOWNEAST MORTGAGE CORP         | 031002000000 | BUCKSPORT ROAD       | LAND                    | 78.72 | \$        |
| GUILDFORD JUDITH L             | 121017003000 | BOHN ROAD            | LAND                    | 1.67  | \$        |
| HAMILTON SCOTT A               | 101056000000 | COVE WAY             | LAND                    | 0.16  | \$        |
| HAMILTON SCOTT A               | 101056001000 | COVE WAY             | LAND                    | 0.36  | \$        |
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| REID CRAIG M                   | 131070046036 | 50 RESORT WAY        | TIMESHARE               |       | \$        |
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| WINSHIP DAVID A                | 13107003436E | 50 RESORT WAY        | TIMESHARE               |       | \$        |
| WOOD JAMIE                     | 131070056002 | 50 RESORT WAY        | TIMESHARE               |       | \$        |

***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