

Town of Stonington
FOR SALE BY SEALED BID
TAX ACQUIRED PROPERTY

The Town of Stonington is accepting sealed bids on the municipality's interest on the following properties acquired by a tax lien foreclosure.

Map 8A Lot 32B. The minimum bid is \$72,500. The land and buildings are assessed at \$64, 200 according to the 2022 tax commitment and other charges like sewer are owed.

Map 8A Lot 32A. The minimum bid is \$ 103,500. The parcel is land and buildings on the property at this time. The property is assessed at \$91,800 according to the 2022 tax commitment. There are other items like sewer charges.

A tax bid package for each property is available at the town office during normal business hours and available upon request or on our website at www.stoningtonmaine.org

Bids will be accepted until 4:00 PM on August 15, 2022. Bids must be accompanied by a deposit of 10% in the form of a bank cashier's check. The deposit shall be credited toward the sale price. Bids shall state, at a minimum, the amount of the offer, the bidder's name, address, and telephone number(s). The Stonington Board of Selectmen will open and read aloud all bids received prior to the deadline at their meeting that evening and then award the bid. Deposits from unsuccessful bidders will be returned within 30-days. The successful bidder shall certify that the remainder of the bid price will be received no later than 10 days from bid acceptance, whereupon the Stonington Board of Selectmen shall issue a quitclaim deed without covenant to the property. If the successful bidder fails to complete the transaction, the deposit shall be forfeited to the Town of Stonington, and the bid acceptance shall be deemed void. The Board of Selectmen may thereafter negotiate a sale of the property with any unsuccessful bidder.

This form is a legal document and may bind the signer to certain obligations and consequences if accepted by the Town. The Town recommends that all bidders consult with their attorneys to review title, other liens, encumbrances, occupancy and other conditions related to the property and the sale which is the subject of this bid before executing and submitting this form.

It shall be the responsibility of the purchaser to removal of any and all occupants of the tax acquired property and shall indemnify and hold harmless the municipality from any and all claims arising from the sale of the tax acquired property brought by any occupants of the purchased property, their heirs or assigns.

It shall be the responsibility of the purchaser to pay their share of the State of Maine Real Estate Transfer tax.

Bids shall be submitted in sealed envelopes to: Town of Stonington, Attn: Tax Sale Bid, PO Box 9, Stonington, ME 04681. The Town of Stonington reserves the right to accept or reject any bids. For more information, contact Kathleen Billings, Treasurer, Town of Stonington, 207-367-2351 or e-mail townmanager@stoningtonmaine.org.

Town of Stonington
Tax Acquired Property for Sale

Location: Land / Building- Pink St.

Tax Map/Lot: M 08A L0 32A

Account#: 645

Minimum Bid: \$ 103,500.00

Due Date: August 15, 2022 @4pm

The Town of Stonington is accepting sealed bids for the sale of a property acquired by a tax lien foreclosure. The property is approximately a 0.21 acre parcel of land with building, identified on the Town of Stonington tax maps as Map 8A, Lot 032A on 9 Pink Street. The minimum bid is \$103,500.00. The land is assessed at \$42,200 and the building is assessed at \$49,600.00 according to the 2022 tax commitment. Bids will be accepted until 4 PM on August 15, 2022. Bids must be accompanied by a deposit of 10% in the form a bank cashier's check. The deposit shall be credited toward the sale price.

Bids shall be on the attached sheet stating the amount of the offer, the bidder's name, address and telephone number(s). The Stonington Board of Selectmen will open and read aloud all bids which were received prior to the deadline at their meeting that evening and then award the bid. Deposits from unsuccessful bidders will be returned within 30 days. The successful bidder shall certify that the remainder of the bid price will be received no later than 4 PM, August 19, 2022, whereupon the Stonington Board of Selectmen shall issue a quitclaim deed without covenant to the property. If the successful bidder fails to complete the transaction, the deposit shall be forfeited to the Town of Stonington, and the bid acceptance shall be deemed void. The Board of Selectman may thereafter negotiate a sale of the property with any unsuccessful bidder.

It shall be the responsibility of the purchaser to pay their share of the State of Maine Real Estate Transfer tax, the cost to be determined at closing and paid to Hancock Registry of Deeds when you file your deed. Conveyance of all properties will be by a Maine statutory Municipal Tax Release Deed. Transfers shall also be subject to any and all encumbrances, other liens of record and tenancies or occupancies as of the date of the conveyance. The source for the property foreclosure is a lien filed at Book 6949, Page 708 of the Registry of Deeds. The property is described at Book 2600, Page 318 in a deed to Elizabeth Glover, Henry T Jost and Gretchen Jost. The tax map and other information regarding the property may be viewed at the Stonington Town Office during regular business hours, or on the town's website (www.stoningtonmaine.org)

Bidders are strongly encouraged to seek legal assistance concerning matters related to the property, including but not limited to: title, encumbrances, permitted activities or uses, occupancy or tenants. All properties are offered and sold by the Town on an "as is" basis with no express or implied warranties as title, condition, acreage or boundaries, encumbrances, environmental matters, suitability or fitness for any purpose.

Town of Stonington
Tax Acquired Property for Sale
Required Bid Submittal Form

Property Location: Map 8A, Lot 032A, Land and Building 9 Pink St.

Minimum Bid: \$

Bidders name: _____

Bidders Address: _____

Bidders Phone#: _____

Bidders Email: _____

Bid Amount: \$ _____

Bid Submittal Form is to be delivered in hand or mailed to:

Stonington Town Manager

Pink Street Property Bid -

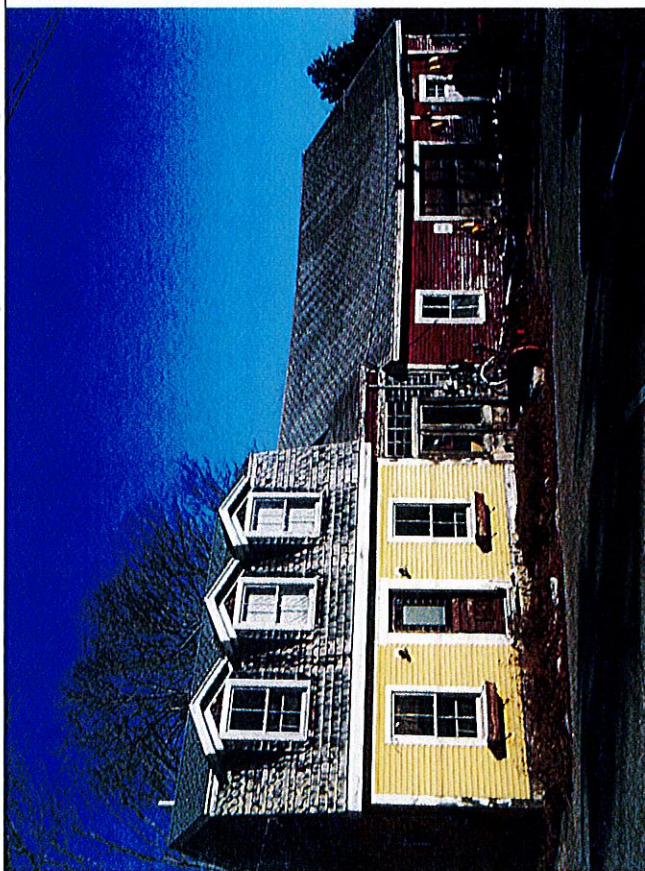
PO Box 9

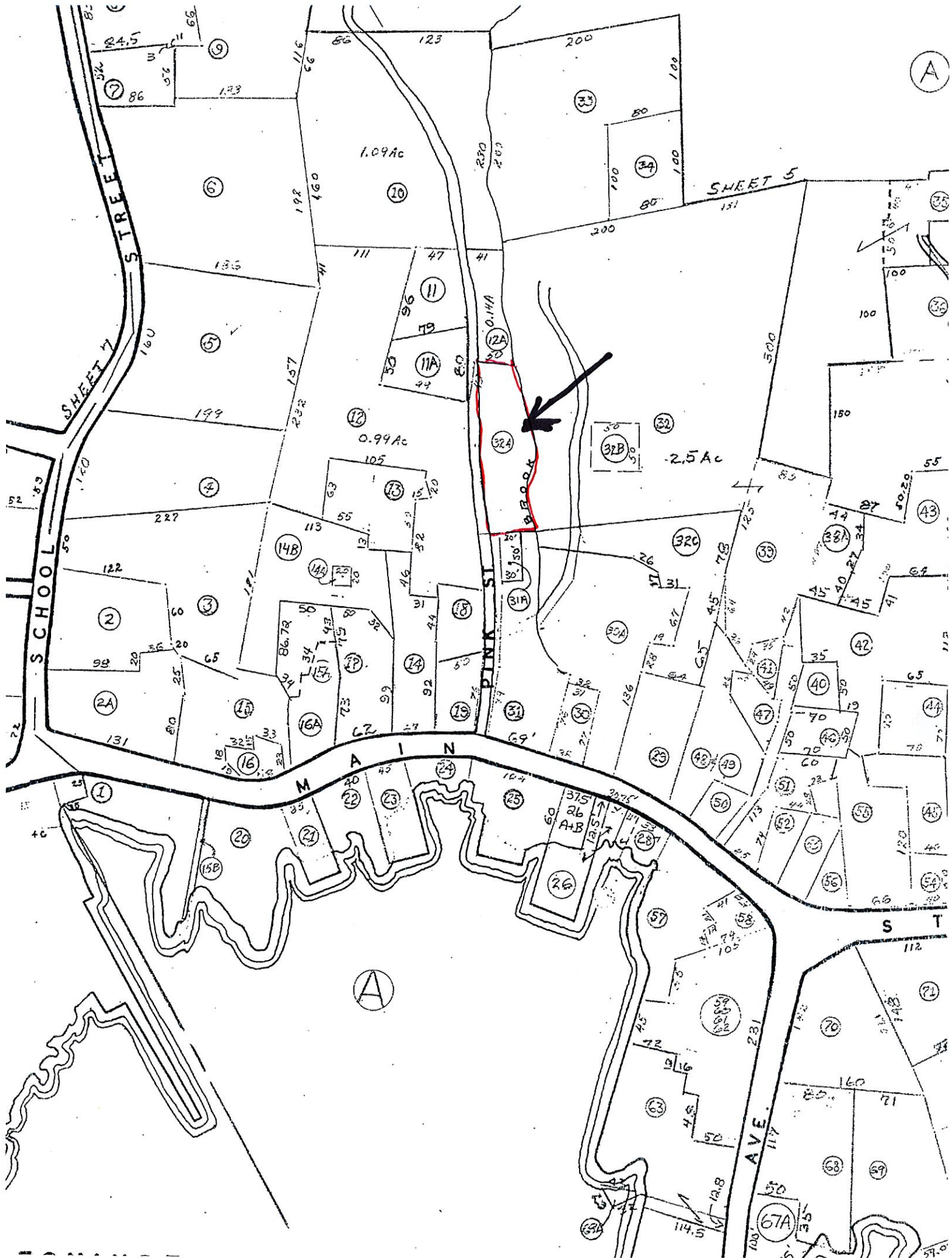
32 Main Street

Stonington, ME 04681

By 4 PM on August 15, 2022 and must be accompanied by a deposit of 10% in the form of a bank cashier's check.

NOTE: OLD 1³/₄S FR/B D+10 4

[illegible]



000645

State of Maine
Tax Lien Certificate
2018JOST, GRETCHEN and JOST, HENRY T; GLOVER, ELISABETH
PO Box 144
Stonington ME 04681

I, Kathleen M. Billings, Collector of Taxes for the Town of Stonington, a municipal corporation located in the County of Hancock, State of Maine, hereby give you notice that a tax in the amount of \$1,413.58 has been assessed, and was committed to me for collection on July 2, 2018, against real estate in said Town of Stonington, and against JOST, GRETCHEN and JOST, HENRY T; GLOVER, ELISABETH as owner(s) thereof, said real estate being described as follows:

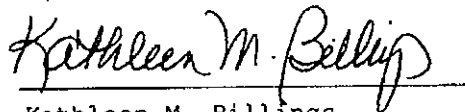
Real Estate located at: 9 Pink St
Map Lot Description: 08A-032-A

Registry of Deeds reference: B6880P43 03/19/2018; B2600P318 10/28/1996
Map and Lot numbers refer to such numbers as found on tax maps of the Town of Stonington, prepared by: Richard A. Buxton and dated 1970, Revised 4/2018 by RJD Appraisal, on file at the Town of Stonington municipal office.

I give you further notice that said tax, together with interest in the amount of \$79.01, which has been added to and has become part of said tax, remains unpaid; That a lien is claimed on said real estate, above described, to secure the payment of said tax; that proper demand for payment of said tax has been made in accordance with Title 36, Section 942, revised statutes of 1964, as amended.

Costs to be paid by taxpayer:

Statutory Fees and	
Mailing Costs	\$71.55
Principal	\$1,413.58
Interest	\$79.01
Total	\$1,564.14

Kathleen M. Billings
Tax Collector
Town of Stonington


NOTICE: The municipality has policy under Title 36, M.R.S.A. Section 906 to apply all payments to the oldest outstanding tax obligation. If you are uncertain of the status on this property, contact the Tax Collector.

NOTICE: Partial payments do not waive a lien.

Hancock, SS. State of Maine

May 13, 2019

Then personally appeared the above named Kathleen M. Billings, Collector of Taxes, and acknowledged the foregoing instrument to be their free act and deed in their said capacity.

Before Me, 
Lucretia Turner Bradshaw, Notary Public
My Commission Expires: March 22, 2026

CORRECTION WARRANTY DEED

THE STATE OF MAINE §
COUNTY OF HANCOCK §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, SYLVIA A. TATE, of the County of Bexar, and State of Texas, joined pro forma by her husband, JOHN TATE for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents, do GRANT, SELL AND CONVEY unto ELISABETH GLOVER, HENRY THEODORE JOST, of the County of Oklahoma, and the State of Oklahoma, and GRETCHEN JOST, of the County of Hancock, and the State of Maine as their separate property and estate, all of my undivided interest in and to all of that certain lots or parcels of land, to-wit:

Map 5

Lot 2 1/2 Int. in the Town of Stonington, County of Hancock and State of Maine, and all improvements situated thereon.

and

Map 5

Lot 70 1/2 Int. in the Town of Stonington, County of Hancock and State of Maine, and all improvements situated thereon.

and


Map 8A

Lot 32A 1/2 Int. in the Town of Stonington, County of Hancock and State of Maine, and all improvements situated thereon.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 6th day of July, 1996.


SYLVIA A. TATE

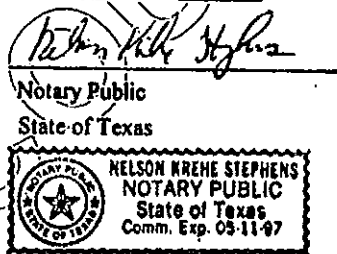

JOHN TATE

STATE OF TEXAS §

COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared Sylvia A. Tate, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this the 6 day of July, 1996.



STATE OF TEXAS §

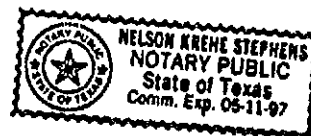
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared John Tate, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this the 6 day of July, 1996.

Nelson Krehe Stephens
Notary Public
State of Texas

Please Return To:
Mrs. Sylvia Tate
3403 Millatone
San Antonio, TX 78230



96 OCT 28 AM 9:06

REGISTER OF DEEDS
HANCOCK COUNTY SS.

Marilyn Robinson

REGISTER

-P
Ret: John C. Tate
3503 Millatone
San Antonio, TX 78230