

TAX DEEDED PROPERTY SALE
BID INFORMATION

The Town of Albany will accept sealed bids for the sale of specific parcels of land and buildings as described below. All sealed bids must be received by the Town of Albany on the attached "Official Bid Form" no later than August 3, 2015 at 12:00 p.m. local time. Submissions must be clearly marked: "TAX DEEDED PROPERTY BID"

Map and Lot	Address	Type of Property	Registry of Deeds Book/Page	Current Assessment	Minimum Bid
6/155	Bald Hill Rd	Land Only	2807, 628	\$20,600	\$9,000
3/61/26	138 Golden Oaks Rd.	Manufactured Housing Only	3159, 818	\$10,300	\$7,777

General Requirements:

1. Bidders can bid on one or more properties on the same bid.
2. All bids shall be submitted on the "Official Bid Form" in a sealed envelope marked "TAX DEEDED PROPERTY BID" and marked with the name, address and phone number of the person submitting the bid.
3. All bids must be hand delivered to the Selectmen's office at 1972 NH Route 16, or mailed to 1972-A NH Route 16, Albany, NH, 03818 by 12:00 p.m., August 3, 2015. Bids received after the specified date and time will be returned.
4. Bid offers shall remain valid for 30 days.-
5. All bids must include bid security in the amount of \$500.00 of the bid amount by bank certified check or money order made payable to "Town of Albany". No personal checks or cash will be accepted.
6. Sealed bids will be opened and publicly read aloud at the Albany Town Offices, 1972 NH Route 16, Albany, NH at 4:45 p.m., on August 5, 2015.
7. Following the date on which the bids have been opened the town shall formally notify a party that they are the high bidder and that the town accepted their bid. This notification shall be in writing and the bidder shall have thirty (30) days from the date of this written notification to submit full payment in the form of bank certified check or money order made payable to "Town of Albany". Again, no personal checks or cash will be accepted.

Failure to submit full payment within these thirty (30) days will result in the bidder forfeiting their right to the property and the forfeiture of the \$500.00 bid security

submitted with the bid.

8. The town will provide the successful bidder(s) with a Quit Claim Deed for the real estate acquired. The town will have the deed recorded at the Carroll County Registry of Deeds.
9. Bid deposits will be returned to all unsuccessful bidders following the execution of a quitclaim deed to the successful bidder. Should the successful bidder default and forfeit the bid, the property will then be offered to the next highest bidder.
10. The properties are being offered as a result of being tax deeded by the Town of Albany and are being sold "As Is" and without any warranties or guaranties regarding the chain of title or condition of the real estate.
11. All property sold will be subject to any easement, restriction or condition contained in the deed to the property. Manufactured house must be moved from Piper Meadows Private Community unless written approval is obtained from the park manager, Steven Parker.
12. Taxes for the current year will be prorated from the date of the deeding and will be billed to the new owner(s).
13. In the case of a tie bid the town will determine the high bidder by the toss of a coin.
14. The Town of Albany reserves the right to accept or reject any and/or all bids or any part thereof, to waive any formality in the process, and to accept the bid considered to be in the best interest of the town. Failure to submit all information called for may be sufficient grounds for disqualification. The Town of Albany reserves the right to cancel this bid request at anytime for any reason.

Viewing:

Prospective bidders who wish to inspect subject properties will be required to sign a liability release in order to gain access to any of the properties for sale.

**TOWN OF ALBANY
TAX DEEDED PROPERTY SALE
OFFICIAL BID FORM**

(Bids must be submitted on this bid form and must be received in the Town of Albany on or before 8/3/15 at 12:00 p.m.)

Town of Albany
TAX DEED PROPERTY BID
1972-A NH Route 16
Albany, NH 03818

The undersigned has carefully examined the property and bid information and binds himself/herself to the bid offer submitted below;

Map/Lot	Address	Minimum Bid	<u>Bid Amount</u>
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I understand the information provided in the Town of Albany Tax Deeded Property Sale packet, which I acknowledge receipt of by signing below. Specifically, I understand that the tax deeded properties listed above will be sold "AS IS". I also understand that the town will provide a Quitclaim Deed, without any warranties or guaranties of title, and without title insurance. I further understand the requirements for the deadline, the bid security payment and the payment of the balance due, should I be the successful bidder on any of the above properties,

Respectfully submitted,

Signature

Address

Name (Please Print)

Telephone

Date

Email Address