

TOWN OF BARTLETT
OFFICE OF THE SELECTMEN
56 Town Hall Road
Intervale, NH 03845
(603) 356-2950
Website: www.townofbartlettnh.org

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**PROPERTY AUCTION**  
**TAX DEEDED PROPERTY**  
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The Town of Bartlett Board of Selectmen will be selling at Public Auction via sealed bids a property that has been acquired through Tax Collector's Deed due to non-payment of property taxes for three years or more.

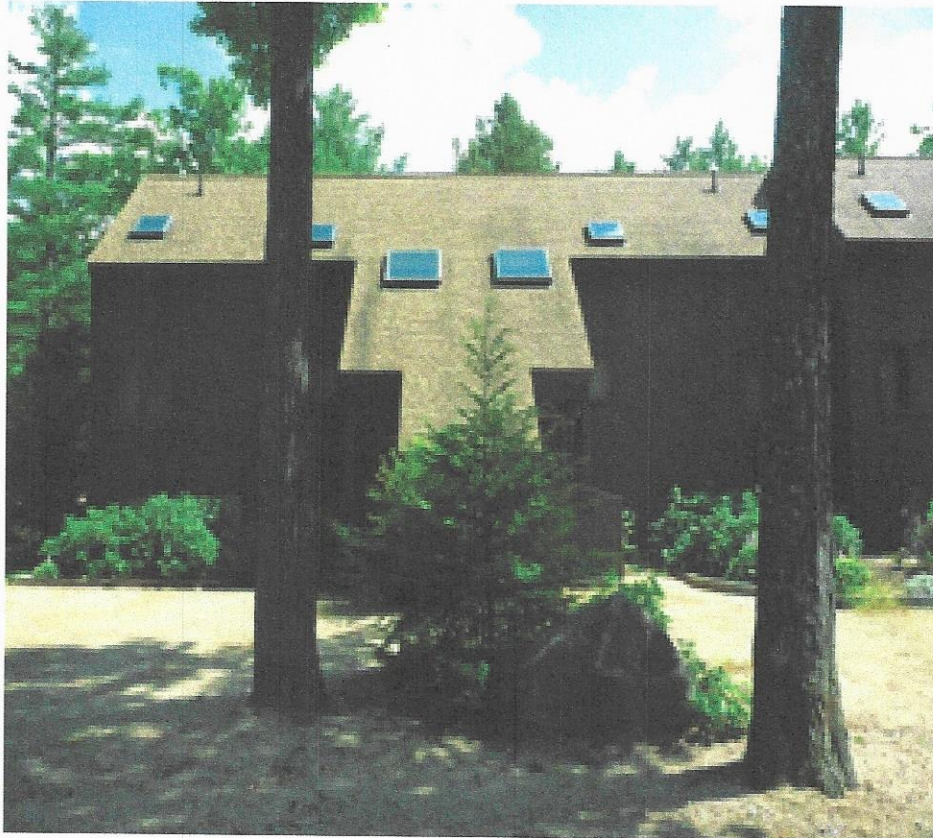
The bid packet explains the procedure and requirements of bidding. You are responsible for doing your own research on this property.

We hope you will consider bidding.

Board of Selectmen
Gene G. Chandler
David A. Patch
Vicki L. Garland

**26 WOODLAND PINES RD
BARTLETT, NEW HAMPSHIRE**

**For Sale by Public Auction
by the Town of Bartlett via Sealed Bid**



Condominium unit located in the Woodland Pines development off of NH Rt. 16/302 in the Intervale section of Bartlett, NH. This is a 3 bedroom, 2.5 bath condominium that has easy access to the tennis court and swimming pool.

Sold **AS IS**. Please read bidding instructions carefully. This property was acquired through tax deed for non-payment of property taxes.



Woodland Pines Unit 26, Bartlett, NH - Main floor living room



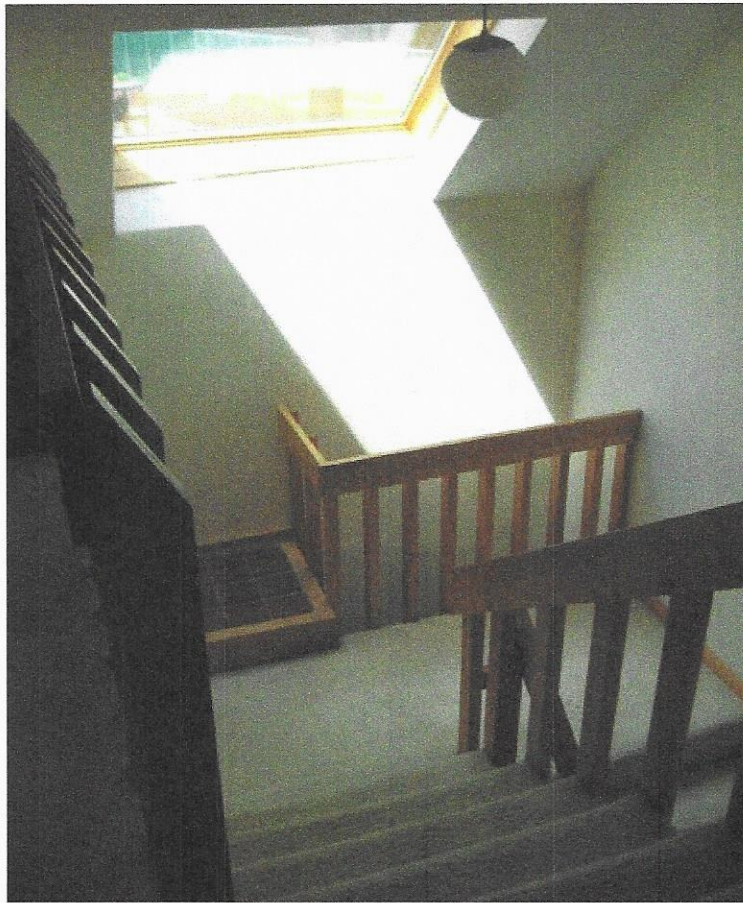
Woodland Pines Unit 26, Bartlett, NH - Kitchen/dining area



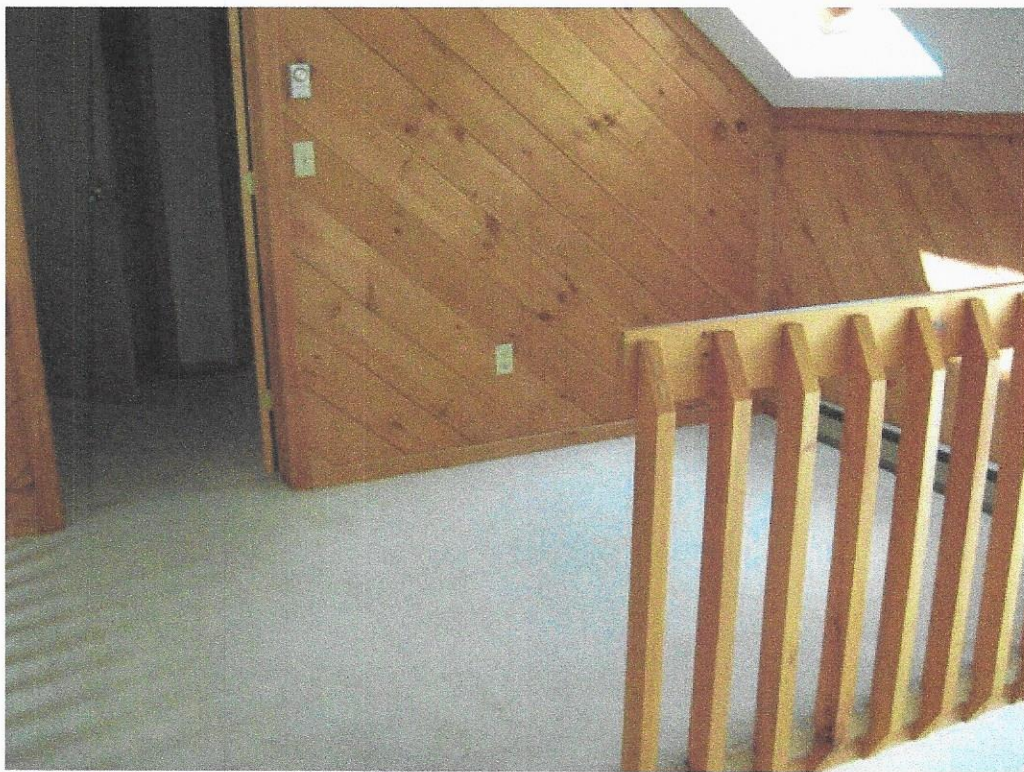
Woodland Pines Unit 26, Bartlett, NH – Kitchen/dining area



Woodland Pines Unit 26, Bartlett, NH – Main floor half bath



Woodland Pines Unit 26, Bartlett, NH – Stairway to upstairs



Woodland Pines Unit 26, Bartlett, NH – Second floor landing/loft area



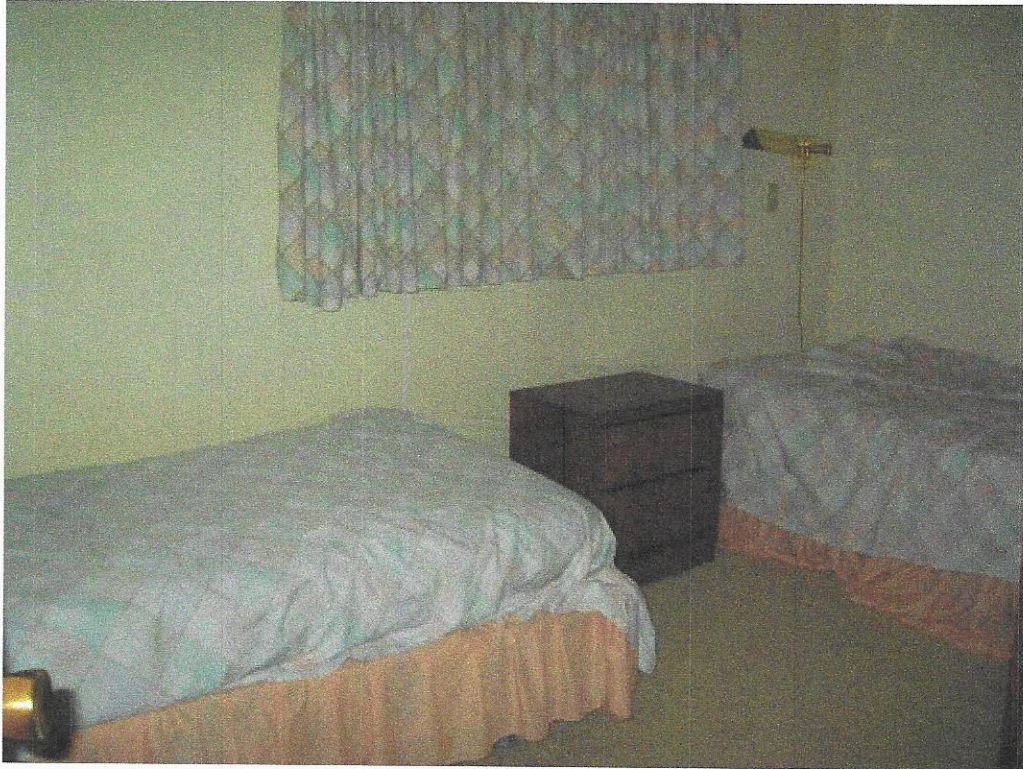
Woodland Pines Unit 26, Bartlett, NH – Second floor master bedroom



Woodland Pines Unit 26, Bartlett, NH - Second floor master full bathroom



Woodland Pines Unit 26, Bartlett NH – Lower level den



Woodland Pines Unit 26, Bartlett, NH - Lower level bedroom 1



Woodland Pines Unit 26, Bartlett, NH - Lower level bedroom 2



Woodland Pines Unit 26, Bartlett, NH - Lower level full bath

Register of Deeds, Carroll County

Lisa Scott

TAX COLLECTOR'S DEED KNOWN ALL MEN BY THESE PRESENTS

That I, Cheryl Nealley, Tax Collector for the Town of BARTLETT, in the County of Carroll and the State of New Hampshire, for the year 2012 by the authority in me vested by the laws of the State, and for consideration received by the Town of BARTLETT, located at 56 Town Hall Rd, Intervale, NH 03845, do hereby sell and convey to the Town of BARTLETT, a certain tract or parcel of land situated in the Town of BARTLETT, New Hampshire aforesaid, taxed by the Selectmen/Assessors in 2012 to:

MAGGIO PETER R/BETTY A

and described in the invoice books as:

Map: **IRT016**

Lot: **000177**

Sublot: **000C14**

Located At 26 WOODLAND PINES RD

Consisting of 0.000 Acres of Land, Including Any Buildings Thereon.

The deed is the result of the tax lien execution held at the Tax Collector's Office in the above stated Town, in the State of New Hampshire on 09/27/2013, to have and to hold said Premises, with the appurtenances, to said Town's successors/heirs and assigns forever. And I hereby covenant with said Town, that in making this conveyance I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in manner aforesaid.

In witness whereof, I have hereunto set my hand and seal, the 20 day of June in the year of our Lord 2016.

Cheryl Nealley
Cheryl Nealley

Tax Collector, BARTLETT

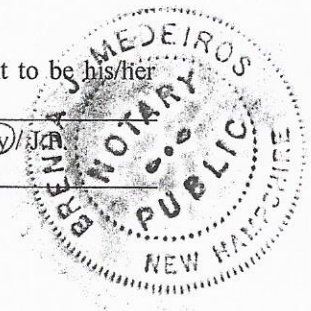
State of New Hampshire, County of Carroll, On June 20 2016

Cheryl Nealley, the above named, personally appearing and acknowledged the foregoing instrument to be his/hier voluntary act and deed. Before me

Brenda Medeiros

Notary/ JCM

My Commission expires: Jan 28, 2020



BK 3287PG 936

TOWN OF BARTLETT
SELECTMEN'S OFFICE
56 TOWN HALL ROAD
INTERVALE, NH 03845

(603) 356-2950

Website: www.townofbartlettnh.org

**PROCEDURE FOR
PUBLIC AUCTION BY SEALED BID OF TAX DEEDED PROPERTY**

The Town of Bartlett Board of Selectmen will be holding a **Public Auction by Sealed Bid** on Monday, August 20, 2018 at 4:00PM at the Bartlett Town Hall, Selectmen's Office, 56 Town Hall Road, Intervale, NH in order to sell property which has been acquired by Tax Collector's deed.

CONDITIONS OF SALE: Property will be sold "AS IS/WHERE IS" and will be transferred via a Quitclaim Deed without warranties or guarantees regarding title, condition of the property or the ability of the purchaser to build/live on the property. There has *not* been a title search done on this property.

NOTE: MINIMUM BID IS \$75,000.

BIDDING PROCEDURE: *Sealed Bids* clearly marked "AUCTION" are to be submitted to the SELECTMEN'S OFFICE, 56 Town Hall Rd., Intervale, NH 03845 by 3:55PM on Monday, August 20, 2018. The bid shall include the following information (form is included in this packet):

- > Name of Bidder/Mailing Address/Phone number
- > Email address (notification will be made by email)
- > Name(s)/address that should appear on the deed
- > Amount of Bid
- > Signature of bidder

(Failure to provide this information may cause the bid to be rejected)

Cash, bank certified check, or money order non-refundable deposit in the amount of \$1,000.00 should be included with the bid. Another \$4,000.00 (cash, bank certified check, or money order) is due within 3 days of notification (via email) of being awarded the bid. If you are not the successful bidder, it will be returned. The balance of the purchase price (cash, money order, or bank certified check) will be due at closing which shall occur within 30 business days after notice of award of bid. Failure to meet the deadlines will result in the loss of the bid and deposit. The Selectmen reserve the right to reject any and/or all bids.

TOWN OF BARTLETT, NH – TAX DEEDED PROPERTY AUCTION
GENERAL REQUIREMENTS:

1. The property is being sold in “**AS IS/WHERE IS**” condition. The Town makes **NO WARRANTY** as to the ability of the purchaser to build on the property. Purchase at your own risk.
2. **No Warranties** - The property is being offered as a result of being tax deeded by the Town of Bartlett and is being sold without any warranties or guarantees regarding the chain of title or condition of the real estate. There may be other fees, such as homeowners association fees, due on this property.
3. **Bid Security** – Bids must include a \$1,000.00 non-refundable deposit by cash, bank certified check or money order. No personal checks will be accepted. Unsuccessful bidders will have their deposit returned. **MINIMUM BID IS \$75,000.00.** Successful bidder must provide another \$4,000.00 non-refundable deposit by cash, bank certified check or money order within 3 days of being awarded the bid.
4. **Duration** - Bids will be good for a period of 30 days after the bid due date.
5. **Balance of Payment** - The successful bidder must be able to provide the balance of payment for the purchase of the property within 30 days after the notice of award of bid by cash, bank certified check or money order. Failure of the successful bidder to meet this requirement will result in the forfeiture to the Town of the posted bid security not as a penalty but as liquidated damages.
6. **Property Taxes and Recording Fee** - Property Taxes will commence as of the 2018 tax bill. Buyer will be responsible for providing the Town with a check, cash or money order for the recording fee and the Buyer’s one-half of the transfer tax (amount to be determined by sale price), which must be paid at closing.
7. **Quit Claim Deed** - 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.
8. **Tie Bid** - In the case of a tie bid, the Town will offer the tied bidders a chance to re-bid.
9. **Rejection of Bids** - The Board of Selectmen retains the right to reject any and all bids not deemed to be in the best interest of the Town and to waive any informalities in the bidding process.
10. **Bidder Qualifications:** No person may bid on the sale of municipally-owned real estate acquired for non-payment of taxes if the prospective bidder has outstanding housing or building code violations that have been cited by the Town.
11. **Prospective Bidders:** Must be current on their own property taxes, if any, in the Town of Bartlett, NH as well as any other payments that may be due to the Town at the time of the bid opening date, otherwise, the bidder shall not be eligible on the sale of municipally-owned real estate acquired for non-payment of taxes.
12. **Viewing:** On Friday, August 10, 2018 from 2:00-4:00PM and Monday, August 20, 2018 from 8:00-10:00AM, the unit will be open for viewing.
13. The sale of this property has been authorized by the Legislative Body of the Town at the annual meeting held March 8, 1994.

BIDDING FORM
TOWN OF BARTLETT
SEALED BID AUCTION
TAX DEEDED PROPERTY

ITEM #/MAP/PARCEL: 1RT016-177C14 - 26 Woodland Pines Rd.

NAME OF BIDDER: _____

MAILING ADDRESS: _____

PHONE NUMBER: _____

EMAIL ADDRESS: _____

NAME(S) AND ADDRESS AS IT SHOULD APPEAR ON THE DEED:

AMOUNT OF BID \$ _____

I understand the information provided in the Town of Bartlett, Tax Deeded Real Estate Property and Bid Information packet, which I acknowledge receipt of by signing below. Specifically, I understand that the tax deeded property listed above will be sold **AS IS, WHERE IS WITH NO WARRANTY IMPLIED OR STATED AS TO THE ABILITY OF THE PURCHASER TO BUILD/LIVE ON THE PROPERTY.** I also understand that the Town will provide a Quit Claim Deed, without any warranties or guarantees of title, without any 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 parcels.

I hereby submit the above bid on the property listed above.

SIGNATURE OF BIDDER

DATE