

PUBLIC AUCTION Of REAL ESTATE

Lebanon Elementary School
Lebanon, Maine, York County

**Saturday, November 14, 2009
9:00 a.m.**

By virtue of the maturation of tax liens held by the Town Of Lebanon, Maine certain properties have become Town owned and will be sold by PUBLIC AUCTION. The sale shall take place on NOVEMBER 14, 2009 at the Lebanon Elementary School in Lebanon, Maine. The properties to be sold are depicted on the Town Of Lebanon's Tax Maps as follows, with the approximate acreage:

Mobile Homes:

| | | | |
|------------------------|-------------------|-------------|---------------------------------------|
| CARL, PAUL | Map U6, Lot 1 | | 69 Oak Street – Colonial Mobile Homes |
| WRIGHT, GORDON | Map R9, Lot 45 | .50 Acres | 140 Bakers Grant Rd |
| TALBOT, ROBERT | Map R3, Lot 33-4B | 4.00 Acres | 380 Lower Guinea Rd |
| DAVIS, VALERIE | Map R2, Lot 33 | 70.00 Acres | Lord Road |
| MAXWELL, THOMAS | Map U10, Lot 73 | .25 Acres | 33 Kennebec Drive |

TERMS OF SALE

In order to qualify to bid, a deposit of One Thousand Dollars (\$1,000.00) in cash, certified check or cashier's check payable to the Town Of Lebanon shall be required. Any person who intends to bid on more than one property should have One Thousand Dollars (\$1,000.00) available for each bid. The properties will be sold "as is" to the highest bidder whose deposit will then be non-refundable. At the close of the bidding the highest bidder must sign a Purchase And Sales Contract with the Town Of Lebanon, calling for a closing within thirty (30) days of the Public Sale, at which time the balance of the purchase price will be due in cash or certified funds and the Town Of Lebanon will deliver a duly executed Quit Claim Deed without Covenant subject to any and all encumbrances of title.

All bidders are invited to inspect the premises and the public records prior to making a bid. No warranties, guarantees or representations of any kind are made and all warranties are disclaimed with respect to the location and/or boundaries of the premises or improvements therein, title to the premises, environmental compliance, or compliance of the property with any applicable zoning or land use regulations, laws or ordinances. The buyer will assume risk of any defects and each bidder expressly acknowledges and agrees that the amount bid reflects the "as is" condition of the premises and the assumption of all risks. The Town reserves the right to establish minimum bids on the properties. Other terms to be announced at the Sale. Anyone with questions can contact Robert W. Frizzell, Chairman of the Board of Selectmen at 207-608-6862.

Robert W. Frizzell
Jason A. Cole
Ronal N. Patch
Selectmen, Lebanon, Maine