Minutes

Present: Chairman Consentino, Selectman Dawson, and Selectman Scanlon. Also present: Greg Peverly, Auctioneer, Mrs. Greg Peverly, Gayle Bestick, Administrative Assistant, and Attorney, Scott McGuffin.

The purpose of the meeting was to be present during the auctioning of tax deeded property, 35 Noyes Road, Tilton NH, for non payment of the 2012 levy year taxes. There were approximately twelve (12) people present at the auction; two (2) registered, qualified bidders.

At 10:55 a.m. Auctioneer Greg Peverly of FD Peverly & Sons Auctioneer’s addressed the audience. He read aloud the public notice of the Auction, the Auction Terms & Conditions, and Bidder’s Acknowledgement form, explaining the property will be sold As is, Where is. The Seller, Town of Tilton, reserves the right to accept or reject any offer. Greg noted the property had an artesian well, a dug well, 200 feet of road frontage and there could be, he was not saying it did, but could have lake rights.

A question was asked if there were any tax or mortgage liens. Attorney McGuffin responded that is a matter of due diligence on the part of the buyer. There being no further questions, Mr. Peverly closed the question/answer period. Any other interested individuals could register to bid. At the duly appointed time of 11:01 a.m. Mr. Peverly opened the bidding. First bid offered was $5,000.00. Upon reaching a bid of $24,000.00, Mr. Peverly recessed the auction so the Board of Selectmen could meet to discuss the amount they would accept. Upon deliberation, Selectman Consentino made a motion, seconded by Selectman Scanlon to set the minimum amount at $25,000.00. The bidder asked if there would be any outstanding taxes due at closing. Selectman Consentino replied the December, 2015 tax bill would be due.

At approximately 11:15 a.m. Mr. Peverly declared the property sold in the amount of $25,000.00 to Mr. Nawaz Azam. The second registered bidder had left the site. At approximately 11:20 a.m. Mr. Peverly declared the auction closed.

The Board and Attorney McGuffin met with Mr. Nawaz Azam, to execute the Purchase & Sale Agreement in the amount of $25,000.00. The Selectmen’s meeting adjourned at 11:25 a.m.