

# **PUBLIC NOTICE**

## **NOTICE OF PUBLIC SALE**

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered on February 15, 2017 by the Waldo County Superior Court in Belfast, Maine, Docket No. RE-2016-020, in the action entitled **Infinity Federal Credit Union v. Leon S. Hopkins et al.**, wherein the Court adjudged the foreclosure of a certain mortgage given by Leon S. Hopkins to Infinity Federal Credit Union dated September 7, 2012 and recorded in the Waldo County Registry of Deeds in Book 3687, Page 162, the period of redemption having expired, a public sale of the property described in the mortgage will be conducted on **Monday, July 17, 2017, commencing at 10:00 a.m.**, at the law firm of **Drummond Woodsum & MacMahon, 84 Marginal Way, Suite 600, Portland, Maine 04101**, of the following property:

**PROPERTY DESCRIPTION:** Certain property located at **159 Old County Road, Stockton Springs, Maine**. The property is also described on the Stockton Springs Tax Maps as Map R2, Lot 125. Reference is made to said mortgage deed for a more detailed legal description of the property to be conveyed.

**TERMS OF SALE:** THE PROPERTY IS BEING SOLD ON AN AS IS, WHERE IS, BASIS WITHOUT ANY WARRANTY WHATSOEVER AS TO THE CONDITION OF OR TITLE TO THE PROPERTY. The property will be sold subject to all outstanding municipal assessments, whether or not of record in the Waldo County Registry of Deeds, as well as all real estate transfer taxes assessed on the transfer. The sale will be by public auction. The deposit to bid, which is non-refundable as to the highest bidder, is \$5,000.00 in official bank check or certified funds (cash deposits not accepted). The deposit to bid should be made payable to Infinity Federal Credit Union. The highest bidder will be required to execute a purchase and sale agreement with Infinity Federal Credit Union at the time and place of sale. The balance of the sale price will be due and payable within 30 days of the public sale. Conveyance of the property will be by release deed. All other terms, including any modifications of or additions to the terms set forth above, will be announced at the public sale.

Dated: June 1, 2017

By: Julia G. Pitney, Esq. Attorney for Infinity Federal Credit Union

Drummond Woodsum & MacMahon  
84 Marginal Way, Suite 600  
Portland, ME 04101-2480  
(207) 772-1941