NOTICE OF FORECLOSURE SALE

By virtue of a Judgment of Foreclosure and Sale entered in the case of United States of America v. Scott and Tina Spencer, et al., Civil Docket No. 1:17-cv-00005-JAW, by the United States District Court for the District of Maine, the undersigned representative of the Farm Service Agency (formerly known as Farmers Home Administration), District of Maine, or his(her) designee, on behalf of the plaintiff, will sell the following real property at a public sale to the highest bidder on September 29, 2017 at 11:00 a.m., in the Probate Courtroom of the Waldo County Probate Court (lower level), 39A Spring Street, Belfast, Maine.

A certain lot or parcel of land together with the buildings thereon located in Knox, Waldo County, and State of Maine, bounded and described as follows to wit:

Commencing at two hundred feet (200') from a telephone pole located at, so called, Bolter Flat Road six hundred feet (600') from a granite corner marker in a westerly direction to Half Moon Stream center, so called, and following so called Half Moon Stream marker in a northerly line; thence running easterly to Bolter Flat Road, so called; thence running in a southerly line along Bolter Flat Road to the point of beginning, and containing five (5) acres, more or less.

Being the same premises conveyed by Charles D. Spencer and Nina G. Spencer to Scott D. Spencer and Tina M. Spencer by deed dated September 6, 2001 and recorded in the Waldo County Registry of Deeds in Book 2147, Page 83.

This property is being sold subject to mortgages to Farm Service Agency dated February 2, 2006 and March 16, 2011, and recorded in the Waldo County Registry of Deeds at Book 2890, Page 263, and Book 3531, Page 79, respectively. Information regarding these mortgages may be obtained at the United States Attorney's Office at 207-780-3257

This real property is being sold subject to all matters of record, subject to utility easements and rights of ways of record or which are visible on the face of the earth, subject to any and all outstanding real estate taxes, or other taxes and assessments. This real property is being sold subject to any and all State and Federal laws, regulations or ordinances, including, without limitation, any rights that may be vested in a Bankruptcy Trustee, Court or Taxing Authority. This real property is also being sold subject to any conditions and any facts which a physical examination and an accurate survey of the real property might reveal.

TERMS OF SALE: 10% of the purchase price will be required to be paid by money order or cashier's check made payable to "U.S. Marshal's Service" at the time and place of sale. The balance will be required to be paid by money order or cashier's check either hand delivered or mailed to the U.S. Marshal Service, U. S. District Courthouse, 156 Federal Street, Portland, ME 04101, within thirty (30) days of the sale. The purchaser will be required to sign a Memorandum of Sale and an Agreement to comply with the terms and conditions of the sale contained herein.

The bidding will be kept open after the property is struck down. If the purchaser shall fail to comply with any of the conditions of sale, such purchaser will be liable for the costs or expenses of reselling the premises, and any deficiency there may be between the original sale price and the price obtained on resale. The Farm Service Agency Representative or designee conducting the sale also reserves the right to either hold a new sale or to contact the next highest bidder and allow that party to purchase the real estate for the next highest bid. The Farm Service Agency Representative or designee conducting the sale disclaims any responsibility for providing notice of any kind to any person subsequent to the public sale on September 29, 2017.

The real property is being sold "as is" and will be conveyed by Quitclaim Deed, without any warranty as to the condition, size or location of the real property, or the state of title to the real property.

This sale is subject to postponement or cancellation at any time.

Dated: August 18, 2017

UNITED STATES OF AMERICA
FARM SERVICE AGENCY
DEPARTMENT OF AGRICULTURE

_____/s/ Sherry A. Hamel
SHERRY A. HAMEL
ACTING STATE EXECUTIVE DIRECTOR