

# NOTICE OF PUBLIC SALE

## 14 M.R.S. § 6323

Notice is hereby given that in accordance with a Judgment of Foreclosure and Sale dated July 13, 2017, which judgment was entered on July 17, 2017 by the Maine District Court, District Five, Location: Belfast, Waldo County, Maine in the case of **Bangor Savings Bank v. Ruth W. Gott et al.**, Docket No. BEL-RE-2016-53, and wherein the Court adjudged a foreclosure of a Mortgage Deed granted by Ruth W. Gott and Margaret E. Conant dated August 11, 2011, and recorded in the Waldo County Registry of Deeds in Book 3575, Page 245, the period of redemption from said judgment having expired, a public sale will be conducted on October 12, 2017, commencing at 3:00 p.m. at 203 Lincolnville Road, Belfast, Maine. The property to be sold is further described on the City of Belfast Tax Maps at Map 4, Lot 60. Reference should be had to said Mortgage Deed for a more complete legal description of the property to be conveyed.

### TERMS OF SALE

THE PROPERTY HEREINABOVE DESCRIBED IS BEING SOLD ON AN "AS IS" "WHERE IS" BASIS, WITHOUT ANY WARRANTY WHATSOEVER AS TO THE CONDITION, FITNESS, SIZE, OR LOCATION OF THE PROPERTY OR THE STATE OF TITLE TO THE PROPERTY.

The bidder to whom the property is sold must, at the time and place of sale, make a deposit of Two Thousand Five Hundred Dollars (\$2,500.00) by cash or certified check payable to Bangor Savings Bank, and must sign a Purchase and Sale Agreement with Bangor Savings Bank, which agreement shall provide in part (i) that the purchaser will be responsible for all real estate and/or personal property taxes and other municipal charges attributable to the respective property unpaid and in arrears and for all subsequent tax years as assessed by the City of Belfast, and (ii) that a closing of the sale shall be held within thirty (30) days of the public sale where the remaining balance of the purchase price will be paid in cash or certified funds. The conveyance will be by Release Deed. Bangor Savings Bank expressly reserves the right to bid, to modify the terms of the sale set forth above, to add additional terms as it so wishes, and to authorize the mortgagors to sell the property prior to the sale date. All other terms and conditions of sale, including any modification or additions to the terms set forth above, will be announced by the auctioneer at the time of the sale.

For further information, contact Central Maine Auction Center, 44 Concord Road, Hermon, Maine 04401 • (207) 848-7027 • [www.cmauctioncenter.com](http://www.cmauctioncenter.com).