

NOTICE OF PUBLIC SALE OF REAL ESTATE PURSUANT TO 14 M.R.S. § 6323

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale Order entered on September 26, 2018 in the action entitled Meredith Village Savings Bank v. Shawn J. Shorey et al., by the Fifth District Court, Division of Waldo, Docket No. RE-18-14, wherein the Court adjudged the foreclosure of a mortgage granted by Shawn J. Shorey (the "Mortgagor") to Meredith Village Savings Bank (the "Bank" or "Mortgagee"), dated November 6, 2003 and recorded in the Waldo County Registry of Deeds in Book 2532, Page 271 (the "Mortgage"), the period of redemption having expired, a public sale of the property described in the Mortgage will be conducted on:

March 4, 2019 at 11:00 a.m. EST, at the law offices of Verrill Dana, One Portland Square, Portland, Maine

The property is located at 147 School Street, Town of Unity, Waldo County, Maine, as described in the Mortgage (the "Property"). The sale will be by public auction. All bidders for the Property will be required to make a deposit of five thousand dollars (\$5,000.00) in certified funds or bank check at the time of the public sale made payable to Verrill Dana, which deposit is non-refundable as to the highest bidder (the "Purchaser"). The Purchaser must also sign a purchase and sale agreement with the Bank, calling for a closing within thirty (30) days of the public sale, at which time the balance will be due in certified funds or bank check payable to the Bank, and at which time the Bank will deliver a duly executed quitclaim deed without covenants. The sale shall be made on an "AS IS" basis, without warranties of any kind and subject to: (a) any condition that a title search would reveal; (b) any unpaid real estate taxes or sewer assessments; and (c) any facts that an inspection or survey of the premises might show.

In the event a representative of the Mortgagee is not present at the time and place stated in this notice, no sale shall be deemed to have occurred and all rights to reschedule a subsequent sale are reserved. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Additional terms will be announced at the public sale. For more information regarding the Property, please contact Stephen B. Segal, Esq., at (207) 774-4000 or ssegal@verrilldana.com.

Meredith Village Savings Bank
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