

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

By virtue of a Judgment of Foreclosure and Sale dated July 16, 2018 and entered in the Maine District Court, District Six, Division of Knox at Rockland, Civil Action, Docket No. ROCDC-RE-2017-031, in an action brought by the UNITED STATES OF AMERICA acting through the RURAL HOUSING SERVICE, USDA, f/k/a the FARMERS HOME ADMINISTRATION, Plaintiff, against BRUCE E. KILGORE and CINDY J. KILGORE, Defendants, and MBNA AMERICA (DELAWARE), N.A. and WORLDWIDE ASSET PURCHASING and MARITIME ENERGY and RAB PERFORMANCE, RECOVERIES LLC and CAPITAL ONE BANK (USA) N.A. and CREDIT ACCEPTANCE CORPORATION, Parties in Interest, for the foreclosure of Mortgage Deed dated July 14, 1987 and assumed by the Defendants and Mortgage Deed dated July 12, 1994 and recorded in the Knox County Registry of Deeds in Book 1193 Page 262 and Book 1840 Page 185 respectively, the one hundred twenty (120) day redemption period agreed to by the parties having elapsed without redemption, notice is hereby given that there will be sold at public sale at the offices of the USDA, Rural Housing Service, 967 Illinois Avenue, Bangor, Maine (if the agency is closed for any reason, the agency may conduct the sale on the outside steps of the building) on March 12, 2019 at 11:30 A.M., all and singular the premises described in said mortgage deeds and being situate at 77 Lawn Avenue in Rockland, Maine.

The property shall be sold to the highest bidder at the sale. Ten Percent (10%) of the purchase price will be required to be paid, in cash or by certified check payable to the Rural Housing Service at the time and place of sale. The balance of the purchase price is to be paid within thirty (30) days following the sale. Failure to pay the balance due within thirty (30) days following the sale shall be deemed a forfeiture of the successful bidder's deposit. Additional terms may be announced at the time of sale.

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

The property will be sold subject to utility easements and rights of way of record and utility easements and rights of way that are visible on the face of the earth. The property will be sold subject to real estate taxes assessed by and due and payable to the City of Rockland.

Information regarding the terms and conditions of the sale of this property may be obtained by contacting the offices of Broderick & Broderick, P.A., at (207) 794-6557.

Dated: February 4, 2019

/s/ Richard H. Broderick, Jr., Esq.
Attorney for Plaintiff