

# NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered July 19, 2019 in the action entitled Federal National Mortgage Association v. Charles S. Ludwig a/k/a Charles Ludwig and Wilma A. Ludwig a/k/a Wilma Ludwig, et al., by the Rockland District Court, Docket No. ROCDL-RE-18-31, wherein the Court adjudged the foreclosure of a mortgage granted by Charles S. Ludwig and Wilma A. Ludwig to Mortgage Electronic Registration Systems, Inc., as nominee for USAA Federal Savings Bank dated August 9, 2005 and recorded in the Knox County Registry of Deeds in Book 3478, Page 94, the period of redemption having expired, a public sale of the property described in the mortgage will be conducted on Thursday, September 19, 2019, commencing at 10:00 AM, at the Law Office of Korde & Associates, P.C., 707 Sable Oaks Dr., Suite 250, South Portland, Maine 04106.

The property is located at 43 Old County Road, Rockport, Maine.

The sale will be by public auction. All bidders for the property will be required to make a deposit of \$5,000.00 by certified or bank check at the time of the public sale made payable to Korde & Associates, P.C., which deposit is non-refundable as to the highest bidder. The balance of the purchase price shall be paid within forty-five (45) days of the public sale. 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. Additional terms will be announced at the public sale.

Korde & Associates, P.C., 707 Sable Oaks Dr., Suite 250, South Portland, Maine 04106, (207) 775-6223.

18-025479