

### Legal Notices

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

By Order of the Court dated January 7, 2016 and by virtue of a Judgment of Foreclosure and Sale dated August 21, 2014 and entered in the Maine District Court, District Three, Division of Western Penobscot at Newport, Civil Action, Docket No. NEWDC-RE-2014-038, in an action brought by MAINE HIGHLANDS FEDERAL CREDIT UNION, Plaintiff, against Richard A. Stone, Personal Representative of the ESTATE OF MICHELE ANN STONE f/k/a MICHELE A. SMITH, Defendant, for the foreclosure of a Mortgage Deed dated August 18, 2006 and recorded in the Penobscot County Registry of Deeds in Book 10593 Page 063, the statutory ninety (90) day redemption period having elapsed without redemption, notice is hereby given that there will be sold at public sale at the offices of Maine Highlands Federal Credit Union, 73 Main Street, Dexter, Maine, on March 14, 2016 at 1:30 PM., all and singular the premises described in said mortgage deed and being situate at 12 Beech Street in Dexter, Maine.

The property shall be sold to the highest bidder at the sale. The sum of Five Thousand Dollars (\$5,000.00) will be required to be paid in cash or by certified check payable to Maine Highlands Federal Credit Union 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.

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 Town of Dexter.

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 3, 2016

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

Feb. 9, 16, 23, 2016

### Legal Notices

#### NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Consented Judgment of Foreclosure and Sale entered January 26, 2016 in the action entitled **U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-WMC3, Asset Backed Pass-Through Certificates, Series 2006-WMC3 v. Brent J. Hicks and WMC Mortgage Corp., et al.**, by the Maine District Court, Newport, Docket No. NEWDC-RE-13-16, wherein the Court adjudged the foreclosure of a mortgage granted by Brent J. Hicks and Renee A. Depew to Mortgage Electronic Registration Systems, Inc., as nominee for WMC Mortgage Corp., its successors and assigns dated May 23, 2006 and recorded in the Penobscot County Registry of Deeds in Book 10460, Page 79, the period of redemption having expired, a public sale of the property described in the mortgage will be conducted on **Thursday, March 17, 2016, commencing at 1:15PM, at the Law Office of Shapiro & Morley, LLC, 707 Sable Oaks Dr., Suite 250, South Portland, Maine 04106.**

The property is located at 30 Fernald Road, Newport, Maine.

The sale will be by public auction. All bidders for the property will be required to make a deposit of \$5,000.00 in cash, certified or bank check at the time of the public sale made payable to Shapiro & Morley, LLC, which deposit is non-refundable as to the highest bidder. The balance of the purchase price shall be paid within thirty (30) 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.

Shapiro & Morley, LLC, 707 Sable Oaks Dr., Suite 250, South Portland, Maine 04106, (207)-775-6223.

Feb. 9, 16, 23, 2016



**HAMPDEN** Rare Find! 55 acres. Great fire upper opportunity. Well below assessed value! \$199,000 ERA Dawson 417 Main St, Bgr 944-3361 TriciaQuirk.com



**ISLAND FALLS** Well maintained, lg 2 bay gar., oil & outdoor wd boiler incl. Only mins to I-95. 25 mins to Houlton & Canadian border. \$149,000 Scot Walker, 538-1765 www.mainelandbroker.com



**LAKE VIEW PLT.** Former Knights Landing Store w/gas pump, 274' of prime water frtge adjoining public boat landing on Schoodic Lake. 7 parcels - 4 camps, possibilities are endless! \$275,000 Vacationland Realty, 745-4522

**MILLINOCKET** 4 BR/1 BA North St. 1464 Sq. Ft. great starter home, lease to own, call for details 803-832-6080

## WATERFRONT



**OLD TOWN** Year round waterfront home, bunkhouse, heated sunroom, garage, workshop & dock. \$379,500 ERA Dawson 417 Main St, Bgr 944-3361 TriciaQuirk.com

REDUCED PRICE



**ORRINGTON** 1 owner ranch. Oversz w/ heated gar, LR fp & base. wdstove. 3BR, 2BA, open concept kit, LR & DR w/cath. ceilings. \$200,000 Kurtis & Carissa Marsh, Realty of Maine 942-6310



**ORRINGTON** Well landscaped, 3 BR 1 BA w/gar. Detached in-law apt. w/gar. Spacious deck, screen porch & dog kennel \$174,900 Kurtis & Carissa Marsh, Realty of Maine 942-6310



**SHERMAN** 2 cabins, 30 acs, beautiful views of Mt. Katahdin. 28x32 cabin w/ lofts, LR, BA, kit & 1 BR cabin w/ kit. & BA. Heat, water, septic & power. Small pond! \$55,000 Scot Walker, 538-1765 www.mainelandbroker.com



**ST-RENÉ** 2 fir, 10 min. to St-Georges & 25 min. from US border. Radiant heating with HW, ceramic floor & ancient wood, 3 BR & office, balcony, 2 BA, LR W/fireplace, 24X30 gar. & 2nd 24X60 5-door gar., old cottage, small vineyard. 3.5ac. by 1mi. mature trees, artificial lake & lg plantation, 600 maple trees to tap. FMI. Sebastian 418-225-6795 1315 8th St-René, GOM1ZO \$339,000



**STUEBEN** 2 BR Ranch,193 Dyers Bay Rd. remodeled. Cathedral Ceiling, 2 Comm. buildings; 2 Bay Auto shop used for gas. Auto-lift, shop equip, re-main. 60' X 30' building leased \$1,200/mo. \$185,000 Phil Adams 944-1672

### Legal Notices

#### NOTICE OF PUBLIC SALE 14 M.R.S. § 6323

Notice is hereby given that in accordance with a Judgment of Foreclosure and Sale dated August 25, 2015 which judgment was entered on August 26, 2015, in the Maine District Court (at Houlton), Aroostook County, Maine, in an action brought by **Machias Savings Bank against Brent Dubois et al.**, Docket No. HOU-RE-2015-03, and wherein the Court adjudged a foreclosure of a Mortgage Deed granted by Brent Dubois and Jennifer Dubois dated April 19, 2006, and recorded in the Southern Aroostook County Registry of Deeds in Book 4269, Page 119, the period of redemption from said judgment having expired, all of the following described property will be sold at a public sale at 10:30 a.m. on February 25, 2016, at Eaton Peabody, 80 Exchange Street, Bangor, Maine 04401. The property to be sold is located generally at 200 Walker Settlement Road in Island Falls, Aroostook County, Maine, and is further described on the Town of Island Falls Tax Maps at Map 13, Lot 15D, together with and subject to the rights, covenants, easements, and encumbrances affecting the property. 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, and must sign a Purchase and Sale Agreement with Machias 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 Town of Island Falls, 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. Machias 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 mortgagor 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 at the time of the sale.

For further information, contact Wendy L. Schors, Vice President of Machias Savings Bank, at (207) 255-9334.

Jan. 26, Feb. 2, 9, 2016

### Legal Notices

#### NOTICE OF PUBLIC SALE 14 M.R.S. § 6323

Notice is hereby given that in accordance with a Judgment of Foreclosure and Sale dated August 25, 2015 which judgment was entered on August 26, 2015, in the Maine District Court (at Houlton), Aroostook County, Maine, in an action brought by **Machias Savings Bank against Matthew J. Suttter**, Docket No. HOU-RE-2015-02, and wherein the Court adjudged a foreclosure of a Mortgage Deed granted by Matthew J. Suttter dated March 20, 2008, and recorded in the Southern Aroostook County Registry of Deeds in Book 4555, Page 172, the period of redemption from said judgment having expired, all of the following described property will be sold at a public sale at 10:00 a.m. on February 25, 2016, at Eaton Peabody, 80 Exchange Street, Bangor, Maine 04401. The property to be sold is located generally at 213 Court Street in Houlton, Aroostook County, Maine, and is further described on the Town of Houlton Tax Maps at Map 46, Lot 9, together with and subject to the rights, covenants, easements, and encumbrances affecting the property. Reference should be had to said Mortgage Deed for a more complete legal description of the property to be conveyed.

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For further information, contact Wendy L. Schors, Vice President of Machias Savings Bank, at (207) 255-9334.

Jan. 26, Feb. 2, 9, 2016



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### Legal Notices

#### 127TH MAINE LEGISLATURE LEGISLATIVE NOTICES HEARINGS ON GOVERNOR'S NOMINATIONS

Legislative committees will hold public hearings as listed below for the purpose of considering nominations by the Governor for appointment to positions that require review by joint standing committees and to confirmation by the Legislature. You may testify at the public hearing or submit written testimony. Written testimony must be received by 9 am the day of the hearing and should be sent to: Legislative Information Office, 100 SHS, Augusta, Maine 04333-0100. Persons with special needs who wish to attend a Legislative hearing and require accommodations should notify the Legislative Information Office as soon as possible: 2 0 7-2 8 7-1 6 9 2 , T T Y 2 0 7-2 8 7-6 8 2 6 , F A X 2 0 7-2 8 7-1 5 8 0 , webmaster\_llo@legislature.maine.gov.

#### JOINT STANDING COMMITTEE ON AGRICULTURE, CONSERVATION AND FORESTRY

Senator Peter E. Edgecomb, Senate Chair, Representative Craig V. Hickman, House Chair  
**Public Hearing:** Tuesday, February 23, 2016, 1:00 PM, Cross Building, Room 214

**Nominees:** Fred W. Bucklin of Appleton; Harry K. Ricker of Turner; Robert L. Meyers of Bath to the Land For Maine's Future Board

The Board was established by 5 MRSA § 6202 for the purpose of authorizing distribution of proceeds from the Land for Maine's Future Fund for land acquisition in accordance with strategies to be developed by the Board. The 9 member Board, 6 of who are to be private citizens must be selected for their knowledge of the State's natural resources and landscape and their commitment to land conservation. The 6 private citizen members serve staggered 4-year terms. The remaining 3 members of the board are permanent members and include the Commissioner of Agriculture, Conservation and Forestry, the Commissioner of Inland Fisheries and Wildlife and the Commissioner of Marine Resources. A more detailed description of the Board can be found at <http://www.mainelegislature.org/legis/statutes/5/title5ch353sec0.html>

**Nominee:** Millard Billings of Franklin to the Maine Land Use Planning Commission

The commission, established by 5 MRSA § 12004-D, consists of 9 appointed public members. The commission has responsibility for preserving public health, safety and general welfare and extending the principles of sound planning, zoning and development to unorganized and de-organized townships of the State. Commission members must be familiar with the needs and issues affecting the commission's jurisdiction. Members serve 4-year terms and may not be state employees. A more detailed description of the commission can be found at <http://www.mainelegislature.org/legis/statutes/12/title12sec683.html>  
**CONTACT:** Cassie Nixon, 287-1312

#### JOINT STANDING COMMITTEE ON EDUCATION AND CULTURAL AFFAIRS

Senator Brian D. Langley, Senate Chair, Representative Victoria P. Kornfield, House Chair

**Public Hearing:** Wednesday, February 17, 2016, 10:00 AM, Cross Building, Room 202

**Nominee:** William H. Beardsley of Ellsworth as the Commissioner of the Department of Education

The Commissioner of Education is the chief executive officer of the Department of Education. The Department includes various boards, commissions and bureaus and has statutory responsibility for supervising, guiding, and planning a coordinated system of public education for all citizens of the State; interrelating public education with other programs and services; and for encouraging and stimulating public interest in the advancement of education. The commissioner's primary responsibilities include enforcing applicable regulatory requirements for school administrative units; providing technical assistance to school administrative units; and providing educational public leadership for the state. A more detailed description of the Department can be found at <http://www.mainelegislature.org/legis/statutes/20-A/title20-Ach3sec0.html>  
**CONTACT:** Jayne Deneen, 287-3125

#### JOINT STANDING COMMITTEE ON JUDICIARY

Senator David C. Burns, Senate Chair, Representative Barry J. Hobbins, House Chair

**Public Hearing:** Thursday, February 18, 2016, 1:00 PM, State House, Room 438

**Nominee:** Honorable Leigh I. Saufley of Portland as the Chief Justice, Supreme Judicial Court and Justice of the Law Court

The Chief Justice of the Supreme Judicial Court (4 MRSA §1-558) has general administrative and supervisory authority over the Judicial Branch and issues advisory opinions to other branches of government, and, in its capacity as the Law Court, is the court of last resort in Maine. As head of the Judicial Branch, the Chief Justice is responsible for efficient operation and proper conduct of business in all courts. A more detailed description of the Supreme Judicial Court can be found at <http://www.mainelegislature.org/legis/statutes/4/title4ch1sec0.html>

**Public Hearing:** Tuesday, February 23, 2016, 1:00 PM, State House, Room 438

**Nominee:** Wesley E. Richardson of Warren to the Maine Indian Tribal-State Commission

The Maine Indian Tribal-State Commission, established in 1980, consists of 17 members. Eight are appointed by the Governor, the Aroostook Band of Micmacs, the Penobscot Nation, the Passamaquoddy Tribe and the Houlton Band of Maliseet Indians appoint 2 members each. The 17th member, the chair, is elected by the 16 appointed members. The Commission is responsible for continually reviewing the effectiveness of the Maine Indian Claims Settlement Act and the social, economic and legal relationship between the Passamaquoddy Tribe and the Penobscot Nation and the State. The Commission has statutory authority to make reports and recommendations to the Legislature, the Passamaquoddy Tribe, and the Penobscot Nation as it deems appropriate. Other than the Chair, members serve 3-year terms and may be reappointed. A more detailed description of the Commission can be found at <http://www.mainelegislature.org/legis/statutes/30/title30sec6212.html>

**Public Hearing:** Tuesday, February 23, 2016, 2:00 PM, State House, Room 438

**Nominee:** Theodore C. Helberg of Fairfield to the Maine Human Rights Commission

The Maine Human Rights Commission is an independent commission comprised of 5 members who are appointed by the Governor. No more than 3 of the members may be of the same political party. Commissioner members are appointed for 5-year terms. The Commission is responsible for investigating and recommending remedies for all conditions and practices within the State which "allegedly detract from the enjoyment, by each inhabitant of the State, of full human rights and personal dignity." A more detailed description of the Commission can be found at <http://www.mainelegislature.org/legis/statutes/5/title5ch337sec0.html>  
**CONTACT:** Susan Pinette, 287-1327

#### JOINT STANDING COMMITTEE ON LABOR, COMMERCE, RESEARCH AND ECONOMIC DEVELOPMENT

Senator Amy E. Volk, Senate Chair, Representative Erin D. Herbig, House Chair

**Public Hearing:** Thursday, February 18, 2016, 1:00 PM, Cross Building, Room 208

**Nominees:** Christine Phillips of Calais; Heron Weston of Eastport; Marianne Moore of Calais to the Washington County Development Authority

The Washington County Development Authority (5 MRSA § 13083-A) was created to take and manage, by agreement with the Federal Government, decommissioned federal military facilities located within Washington County. The authority is governed by a board of trustees comprised of 13 voting members, 12 of whom must be residents of Washington County, and one ex officio member designated by the Governor who shall be a commissioner (or designee) of a department of State Government development organizations or the primary impact communities. The authority is a public municipal corporation and may adopt bylaws or regulations for the governance of its affairs. Members are appointed for 4-year terms and may not serve more than 2 consecutive 4-year terms. A more detailed description of the Authority can be found at <http://www.mainelegislature.org/legis/statutes/5/title5sec13083-A.html>

**Public Hearing:** Tuesday, February 23, 2016, 1:00 PM, Cross Building, Room 208

**Nominees:** Jeffrey J. Knuckles of Phippsburg; Katherine I. Rand of Scarborough; Michael C. Ryan of Freeport; Richard L. Hornbeck of Bowdoinham to the Maine Labor Relations Board

The board is a tripartite board consisting of representatives from labor, management and the public. One member and 2 alternates represent each of the three sectors. The public member serves as chair. Members are responsible for hearing complaints regarding unfair labor practices and for rendering decisions. The board also develops policy and establishes rules. Members serve 4-year terms. A more detailed description of the board can be found at <http://www.mainelegislature.org/legis/statutes/26/title26sec968.html>  
**CONTACT:** Diane Steward, 287-1331

Feb. 9, 2016

## Pickups/4 Wheel Drives 385



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