

Legal Notices

NOTICE OF PUBLIC SALE – POWER OF SALE FORECLOSURE
MORTGAGEE’S SALE OF REAL ESTATE Pursuant to 14 M.R.S.A. §6203-A et seq
LOON ASSOCIATES V. RIDEOUT’S, LLC

MORTGAGE DEED RECORDED IN THE SOUTHERN DISTRICT OF THE AROOSTOOK REGISTRY OF DEEDS IN Vol. 5049, Page 340
SECURITY INTEREST PERFECTED BY FINANCING STATEMENT RECORDED IN THE SOUTHERN DISTRICT OF THE AROOSTOOK REGISTRY OF DEEDS IN Vol. 5050, Page 1 AND IN THE MAINE SECRETARY OF STATE OFFICE UNDER FILE NO. 2120002117819

Street Address: Butterfield Landing Road, Weston, Maine 04424

PUBLIC SALE MARCH 3, 2016 at 11:00 a.m.

SPORTING LODGE, RESTAURANT & CABINS INCLUDING ALL MACHINERY, EQUIPMENT, FURNITURE, FURNISHINGS, TOOLS, INVENTORY, STOCK IN TRADE, WATERCRAFT, DOCKS, SUPPLIES AND GENERAL INTANGIBLES

Loon Associates is the present holder of a Promissory Note from Rideout’s, LLC dated May 2, 2012 in the amount of \$665,000.00, and is the present holder of Mortgage Deed against certain real property and improvements owned by Rideout’s, LLC located at Butterfield Landing Road, Weston, Maine 04424 (the “Real Property”), pursuant to Mortgage from Rideout’s, LLC to Loon Associates dated May 2, 2012 and recorded May 2, 2012 in the Southern District of the Aroostook Registry of Deeds in Vol. 5049, Page 340, (the “Mortgage”). Loon Associates is also the holder of a Security Agreement from Rideout’s, LLC dated May 2, 2012 against all machinery, equipment, furniture, furnishings, tools, inventory, stock in trade, watercraft, docks, supplies, accounts receivables and general intangibles (the “Personal Property”) located at the aforesaid Real Property and described in a Financing Statement recorded in the Southern District of the Aroostook Registry of Deeds in Vol. 5050, Page 1 and with the Maine Secretary of State File No. 2120002117819. The amount due Loon Associates as of January 15, 2016 secured by said Mortgage is \$641,595.11 (\$608,199.88 in principal, \$27,943.98 in interest and \$5,451.25 advance for insurance) plus additional costs. By virtue of and in execution of the Power of Sale contained in said Mortgage, for breach of the conditions of said Mortgage, and for the purpose of foreclosing the same, default in the obligations having occurred and not been cured, there will be sold at Public Sale on March 3, 2016 at 11:00 a.m., at the Real Property, Butterfield Landing Road, Weston, Maine 04424 (the “Public Sale”), the Real Property described in said Mortgage, to wit: Certain lots or parcels of land together with the buildings and improvements thereon, situate at Butterfield Landing Road in Weston, County of Aroostook and State of Maine described as follows: Those premises described as Town of Weston Tax Map 17, Lots 009, 010, 038 and 042 and conveyed by Mortgage Deed dated May 2, 2012 from Rideout’s, LLC to Loon Associates recorded in the Southern District of the Aroostook Registry of Deeds in Vol. 5049, Page 340, to which above described mortgage reference is hereby made for more particular description. This Notice includes by reference the exact legal description set forth in the aforesaid Mortgage. Further pursuant to the default provisions of the aforesaid Security Agreement there will also be sold at the aforesaid Public Sale on March 3, 2016 at 11:00 a.m. at the Real Property, Butterfield Landing Road in Weston, Maine the Personal Property described in said Security Agreement and Financing Statements. The foregoing premises shall be conveyed subject to the following items:

- Any and all municipal, state, or federal laws, regulations and ordinances including, without limitation, permits and approvals heretofore issued by any federal, state, or municipal government authority (compliance with, application for the transfer of any such permits, or approvals shall be the sole responsibility of the purchaser).
- Any and all encumbrances and easements of record and any governmentally imposed or required zoning, subdivision, environmental, and other land use restrictions.
- Any condition which a physical examination or adequate survey of the premises might reveal.
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by a law, and which may or may not be shown by the public records.
- All outstanding municipal fees and charges, including water and sewer and municipal taxes, including those which constitute liens encumbering the mortgaged premises and personal property.

PARTIES IN INTEREST:	Date Filed	Vol. & Page
(Recorded in the Southern District of the Aroostook County Registry of Deeds)		
State of Maine	Tax Lien	03/07/13 5158-84
Department of Labor		
State of Maine	Tax Lien	06/09/14 5313-314
Department of Labor		
Dept. of Treasury	Federal Tax Lien	11/17/15 5491-245
Internal Revenue Service*		
State of Maine	Tax Lien	12/14/15 5499-192
Department of Labor		
*Area: Small Business/Self Employed Area #1 Serial # 184843615		
Lien Unit Phone: (800)913-6050 Name of Taxpayer: Rideout's, LLC		
Residence: 6 Waterfront Drive, Weston, Maine 04424-0000		
(Recorded in the Maine Secretary of State)	Date Filed	Filing #
Dept. of Treasury	Federal Tax Lien	11/12/13 20131114102300085
Internal Revenue Service*	Amended	12/09/15 20151210109070084
Dept. of Treasury	Federal Tax Lien	12/30/13 20131231103600150
Internal Revenue Service*		
Corp. Service Company	Financing Statement	01/16/15 20150116109000111
Dept. of Treasury	Federal Tax Lien	03/23/15 20150325103300011
Internal Revenue Service*	Amended	12/09/15 20151210109070086
Corp. Service Company	Financing Statement	07/21/15 20150721109000060
*Area: Small Business/Self Employed Area #1 Serial # 966641313, Serial # 187910815, Serial # Serial # 147389615, Serial # 187911115		974511913,
Lien Unit Phone (800) 913-5050 Name of Taxpayer: Rideout's LLC		
Residence: 6 Waterfront Drive, Weston, Maine 04424-4247		

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, HABITABILITY, MERCHANTABILITY, OR LOCATION OF THE PROPERTY OR THE STATE OF TITLE TO THE PROPERTY. The Real Property and Personal Property shall be sold by public auction in accordance with any terms to be announced at the time of sale. The property will be sold subject to all outstanding municipal assessments, whether or not of record in the Southern District of the Aroostook Registry of Deeds, as well as all real estate taxes, sales taxes and transfer taxes assessed by the State of Maine. The sale is also subject to such encumbrances as may be identified in the above legal description, or such as may be a matter of record in the Southern District of the Aroostook Registry of Deeds and superior as a matter of law to the interests of Loon Associates, or as maybe discovered from an examination of the premises. All bids will be accepted beginning at 11:00 A.M. on March 3, 2016. All bidders will be required to deposit \$20,000.00 in cash or certified U.S. funds made payable to Keenan Auction Company in order to register to bid (the “Deposit”). The Property will be sold to the highest bidder, who must leave the Deposit as a non-refundable down payment. The highest bidder will also be required to sign a Purchase and Sale Agreement calling for closing within 30 days from date of auction, at which time the balance of the bid price will be due in immediately available U.S. funds, and Loon Associates will deliver a duly executed Quitclaim Deed Without Covenant conveying whatever right, title and interest Loon Associates has in the Real Property and a duly executed Bill of Sale conveying whatever right, title and interest Loon Associates has in the Personal Property. Loon Associates and its nominees and assigns, reserve the right to bid without making the required deposit and, if Loon Associates or its nominee or assigns is the highest bidder, to pay for the property with a credit against the debt owed. Other terms may be announced at the Public Sale and may be included in a bidder’s prospectus. For further information regarding the Property, the Public Sale, bidding details and additional terms, contact the auctioneer: Keenan Auction Company, 1 Runway Road, South Portland, Maine 04106, Tel. (207) 885-5100, email: info@keenaunauction.com

Dated: January 15, 2016
LOON ASSOCIATES
By: Robert E. Lorigan, Its President, 2 Loons Lane, Orient, Maine 04471 (207)448-2902

Feb. 5, 12, 19, 2016

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: 207-287-1692, TTY 207-287-6826, FAX 207-287-1580, webmaster_ljo@legislature.maine.gov.

JOINT STANDING COMMITTEE ON LABOR, COMMERCE, RESEARCH AND ECONOMIC DEVELOPMENT
Senator Amy F. Volk, Senate Chair, Representative Erin D. Herbig, House Chair
Public Hearing: Thursday, February 25, 2016, 1:00 PM, Cross Building, Room 208
Nominees: James A. Clair of China Village; James M. Cote of Limestone to the Loring Development Authority of Maine
The Authority was established by the 116th Legislature to acquire and manage properties within the geographic boundaries of Loring Air Force Base in a manner consistent with the plan for reuse and readjustment of the base developed to preserve local economies effected by the closing of the Base. The Authority is governed by a 13-member board. Members serve 4-year terms. A more detailed description of the authority can be found at <http://www.mainelegislature.org/legis/statutes/5/title5sec13080-B.html>
CONTACT: Diane Steward, 287-1331
JOINT STANDING COMMITTEE ON MARINE RESOURCES
Senator Linda L. Baker, Senate Chair, Representative Walter A. Kurniega, III, House Chair
Public Hearing: Wednesday, February 24, 2016, 1:00 PM, Cross Building, Room 206
Nominees: Arnold A. Nickerson, IV of Arundel; Daniel L. Rogde of Jonesport to the Marine Resources Advisory Council
The Council is comprised of 16 members. Six of the 12 members appointed by the Governor must be recommended by groups representing commercial harvesting interests, 4 must hold non harvesting-related licenses, 1 representing the aquaculture industry and 1 public member. The remaining members are ex officio and represent various fisheries. The Council advises the Commissioner of Marine Resources on policy matters and reviews the Departments annual report. Members serve no more than 2 consecutive 3-year terms. A more detailed description of the Council can be found at <http://www.mainelegislature.org/legis/statutes/12/title12sec6024.html>
CONTACT: Heather Macklin, 287-1337

Feb. 12, 2016

CALL NOW!

BANGOR Office space with garage & storage area, approx. 3400 sq. ft. \$2200/mo. incl. heat & elec. Dave, 596-9500

THIS OUT

BANGOR Penobscot Plaza - 10,000 SF, \$6.95 per SF. Great rental location, 875 Hammond Street - 2,550 SF, \$10.00 per SF. Excellent office space. 760 Union Street - 2 offices approx. 900 SF each, \$1,000 per month including heat and electricity. LINCOLN 36 Fleming Street - 14,000 SF. Price Negotiable. All open space. Earl Black, Cell 207-632-7281, earlblack@masiello.com

BANGOR Start-up offices & flex space, 500-1500sf, truck dock, flex rates, 735-4059 choosebangor.com, BanAir Corp

House For Rent

217

BANGOR 4 BR newer home, hdwd flr, W/D hkup, lg deck/yard. No smoke/pets. On bus rte. \$1625, incl. util. 944-8601

BANGOR 4 BR, 1 BA, W/D hookup, modern, very nice. No smoke/pets. \$1,050 + utilities. 207-942-3512

CALL NOW!

BRADFORD Clean 3 BR. Laundry, 3 car garage attached. Private lot. No smoke/pets. \$1100/mo. + dep. 207-991-4328

CALL NOW!

BREWER 2 BR, dead end street, large yard, hardwood floors no carpets, new heating system \$1000 + utls avail now 974-6606 www.RentBangor.com

CALL NOW!

DOVER FOXCROFT 3 BR/2 BA, 2 car gar, in town. Ready 2 Move In \$850.00 + utilities 207-717-7727

HOLDEN 3 or 4 BR, 1 bath, Fields Pond/ Wiswell Rd area. Oil heat & H/W, deck, storage bldg, lg. barn. Pet by agreement. \$960/mo. + util. 1st, last & sec. dep. 207-460-9122 or 207-460-9712

ORONO 2 BR, 1 car garage, convenient location, near I-95, UMO & mall. No pets/smoking. \$850 + dep. 207-659-4330

Mobile Home Rentals

220

BRADLEY 2 BR trailer. Heat incl. 1st mo rent & sec. dep. req. \$900/month. 827-6774

HOLDEN Newer 2BR/1BA home. Nicely maintained. Parking & shed. No pets. Close to services. \$525/mo. 944-7802

OLD TOWN 2-3 BR, \$600/mo. + all utls. Located in an intown park. 990-2271 www.leasebangor.com

STESTON 2 BR mobile home w/2 car garage & large back yard, update kitchen, 1.5 baths \$750 + utls 974-6606 www.RentBangor.com

Mobile Home Lot Rentals

221

CEDAR-FALLS MOBILE HOME PARK
Several lots available. Quiet, convenient location near downtown Bangor. Rental \$275 per month. NO ENTRANCE FEE Call Keystone Management 207-866-2658

Rooms

230

BANGOR Large room, private bath. Fridge, cable/WiFi, sober quiet house. \$132/week + deposit. 207-990-5839

BANGOR Monthly rates starting at \$745, \$150 sec. dep. In room wi-fi, micro/frig, utils. incl. 945-2934, www.rangerinn.com

LOOK

BANGOR Single occupancy, no drugs or drinking. \$475/month plus deposit. Leave message, 990-2378

BRADLEY- modern, clean, furnished, fridge, internet & Dish, Security sys. plus keyless entry \$115+/wk., 902-2153

BREWER Cozy Inn, Wilson St. Eff. rms. up to \$195/wk. Cable & internet incl. Telephone. 207-989-0084

BREWER In town, park view, \$230+/wk. WiFi, micro/fridge, non-smoking room \$210+/wk Brewer Motor Inn, 989-4476

BREWER wkly lodging \$199 & up. \$50 dep., contractors welcome. Micro/ fridge, WiFi, DirectTV, on bus rte., coin laundry, background check & interview req. Vacationland Inn 989-5450

Acreeage/Lots

302

LOTS FOR SALE

BANGOR - KITTREDGE KNOLL
Planning Board approved home sites on Kittredge Rd. Nicely wooded and private. Lot #2 - 2.36 acres- \$53,000 Lot #3- 2.41 acres- \$53,000 Kelly E. Rioux 207.838.3405 / 207.879.9229

Legal Notices

NOTICE OF PUBLIC FORECLOSURE SALE
PURSUANT TO 14 M.R.S.A. §6233

By virtue of and in execution of a Judgment of Foreclosure and Sale entered on November 6, 2015, in the Penobscot County Superior Court, Civil Action Docket No. RE-2015-8, in an action brought by MidFirst Bank, Plaintiff, against Todd M. Peterson and Susan K. Moore, Defendants, for the foreclosure of a mortgage dated September 30, 2008, and recorded in the Penobscot County Registry of Deeds in Book 11547, Page 294, the statutory ninety (90) day redemption period having elapsed without redemption, notice is hereby given that the aforementioned property will be sold at a public sale at 10:00 a.m. on March 17, 2016, at the law offices of Eleanor L. Dominguez, Esq., AINSWORTH, THELIN & RAFTICE, P.A., Seven Ocean Street, South Portland, ME 04106, (207) 767-4824, all and singular the premises described in said mortgage and being a certain lot of land with the buildings thereon, situated in the Town of Millinocket, County of Penobscot, and State of Maine, described in said mortgage as being located at 41 Forest Avenue. (Note: The identification of the location of the property is as stated in the mortgage, which may have been subject to change and/or differ from the Town of Millinocket records).

TERMS OF SALE:

The property shall be sold to the highest bidder at the sale, who shall pay a deposit of Five Thousand and No/100 Dollars (\$5,000.00) by certified check payable to "MidFirst Bank or YOUR NAME" at the time and place of sale. The successful bidder shall be required to execute a Purchase and Sale Agreement with said MidFirst Bank with the aforesaid Five Thousand and No/100 Dollars (\$5,000.00) or sum equal to ten percent (10%) of the bid price, whichever is greater, as a non-refundable and non-interest-bearing deposit thereon providing for a closing within thirty (30) days of the date of the public sale, at which time the balance of the bid price will be due and payable by certified check acceptable to mortgagee upon presentation of the Deed. The property will be sold subject to all easements and rights of way either of record or otherwise existing. The property will be sold subject to real estate taxes assessed and due and payable to the Town of Millinocket, water and sewer charges and any liens and encumbrances of greater priority than said mortgage. The property shall be sold AS IS, and WHERE IS without any warranties whatsoever expressed, implied or otherwise which warranties are disclaimed. Additional terms to be announced at the sale.

Prospective bidders are advised to contact Ainsworth, Thelin & Raftice, P.A. as close as possible to their departure to attend the sale in order to confirm the occurrence of the sale as scheduled.

DATED: February 12, 2016 Eleanor L. Dominguez, Esq. Attorney for MidFirst Bank

AINS WORTH, THELIN & RAFTICE, P.A. P.O. Box 2412 South Portland, ME 04116-2412 (207) 767 4824

Feb. 12, 19, 26, 2016

Legal Notices

PROBATE COURT CASE NO. 2015-286

IN RE: ROBERT ALLEN

Decceased

This Court has reviewed the motion of the Petitioner for service by publication pursuant to M. R. Pro. P. 4(e)(1) and finds that Petitioner is in compliance with the rule.

It is ORDERED that service be made upon the heir Roxanne Allen, providing notice of the May 12, 2016 Hearing at 9:00AM at the Penobscot County Probate Court, 97 Hammond Street, Bangor, Maine 04401, by the publishing a copy of this Order once a week for two (2) successive weeks in the Tampa Bay Times, a newspaper of general circulation in Dade City, Florida, and in the Bangor Daily News.

THE ACTION OR ORDER SOUGHT IN THE ABOVE CAPTIONED MATTER MAY BE GRANTED IF NO INTERESTED PERSON APPEARS AT THE HEARING TO OBJECT. YOU MAY ALSO FILE WRITTEN OBJECTIONS TO THE PETITION, BUT THE FILING OF SUCH WRITTEN OBJECTIONS WILL NOT SUBSTITUTE FOR APPEARANCE AT THE HEARING UNLESS THE COURT SO ORDERS. IF YOU FILE WRITTEN OBJECTIONS, YOU MUST SEND A COPY TO PETITIONERS ATTORNEY: Lindsay M. Allen, Esq., Bendett & McHugh, P.C., 30 Danforth Street, Suite 104, Portland, ME 04101, (207) 517-8917.

The clerk may incorporate this order by reference on the docket.

DATE: January 26, 2016 /s/ M. Ray Bradford Judge

Certified at True Copy on January 26, 2016 /s/ Register of Probate

Feb. 5, 12, 2016

Legal Notices

NOTICE TO CONTRACTORS REQUEST FOR BIDS

The University of Maine at Augusta is seeking bids for the following construction project:

Lewiston Hall Elevator at the University of Maine at Augusta - Bangor Campus.

Project Summary: The Work involves the elevator procurement and installation as a part of the renovations at Lewiston Hall located on the Bangor Campus of the University of Maine at Augusta. Elevator to serve an existing three story concrete building with elevator shaft construction being bid as a part of a separate project. Work includes elevator and associated systems complete and ready for use. This aspect of the project is being bid separately so that the submittal process and manufacturing of the elevator unit can begin as soon as possible to meet an anticipated longer lead time.

Bids will be received until 2 PM, Wednesday, March 9, 2016, at which time and place the Bids will be opened and read aloud.

Additional information may be obtained at: www.wbrcae.com

UNIVERSITY OF MAINE AT AUGUSTA Sheri R. Stevens for The University of Maine System Board of Trustees

Feb. 12, 13, 15, 2016

Camps For Sale

304

LEVANT 6+ acs. Lg kit, propane stove, LR w/beamed c/c ceiling, screened porch. New heat pump, 3 car gar. \$250,000 Vacationland Realty, Jean Jenkins, 745-4522 jeanjenkins.com

T2 R9 WELS

At base of Mt Katahdin on Millinocket Lake. Redone in 2010, 179 ft of water frontage, several lg outbldgs & nice decks. Yr round rd access. \$169,900 Nadeau/Bragdon Team, ERA Dawson, 723-1441 / 947-3363

Comm./Investment Property

305

BREWER Why Lease when you can own your own service garage, petroleum tanks and pumps? Great location with potential for growth! \$199,900.00 My door is always open! bangorbuyersagent.com Tim Schuck, Broker Quinn Agency Real Estate 207-356-1211 cell 207-942-4864 office

CALAIS 5 PAD MOBILE HOME PARK

Two mobile homes currently rented for \$350 & \$400/month 3rd mobile home empty just needs to be rented. Room for 2 more, good cash flow. Asking \$45,900, Phil Adams 944-1672

DOVER FOXCROFT Successful restaurant for 12 yrs ready for new owners. Incis real estate. All F, F & E incl. 50+ seats, currently serves lunch & dinner. Possible sm. owner financing. \$229,000 Nadeau/Bragdon Team, ERA Dawson, 723-1441 / 447-0701

BUY ME

GREENBUSH - 2 METAL BUILDINGS (ATTACHED) ON 5 ACRES
One 80x80 & one 35x75 for total of 9,024 sq. ft., 3 office spaces, 400 amp service, propane and electric heat. Overhead cranes, large overhead doors and other amenities. \$160,000. 207-827-9327 wearout1@aol.com

HOULTON Historic Main St. bldg w/ 5,700+ sq. ft. Good condition and ready for quick occupancy. Heat system in 2005. Selling below appraised value, seller must sell and may finance to help. Scot Walker, 538-1765 www.maineandbroker.com

MILLINOCKET Full service 26 rm lodge (7 K/1 Q /18 D), restaurant & lounge. Chinese restaurant (currently leased). Lg bar/entertainment area, banquet facility area. \$500,000 Nadeau/Bragdon Team, ERA Dawson 723-1441 / 447-0701

NEWPORT Great opp. to be your own boss w/this profitable well established 10- unit eff. style yr round motel. Clean & well-kept. \$187,000 Nadeau/Bragdon Team ERA Dawson 723-1441 / 447-0701

NEWPORT Profitable gas/service station w/permitt/lic. to sell used cars. 28'X60' bldg w/3 bays, office & storage. Heat w/ waste oil. \$192,100 Nadeau/Bragdon Team ERA Dawson 723-1441/447-0701

SEARSPORT Searsport Pines Golf Course, 9 hole. 148 ac. can be expanded to 18 holes. Driving range, house, rest./bar, pro shop, maint. bldg & inventory incl. \$799,000 Nadeau/Bragdon Team ERA Dawson 723-1441/447-0701

STEUBEN 2 Garages, chance for 2 business's. Auto garage with paint shop & lift, used To be C & C Repair. 2nd Is 30' x 60' and is boat repair currently Rented for \$1,200/mo. plus single family Home Asking \$185,000 Phil Adams 944-1672

TA R7 WELS 14 unit motel, updated lounge w/owners quarters on 9.07 acs. Loc. on busy tourist rte to state park & Mt. Katahdin \$249,900 Nadeau/Bragdon Team ERA Dawson 723-1441/447-0701

Condominiums

305

BANGOR-LAST ONE! Meadowbrook Ridge. Last condo under construction. 1600 sq. ft. 2 car garage, all on 1 floor. Natural gas and all upgrades included in the price. Starting at \$292,900. Please call 942-0428.

Agent Services

310

JeanJenkins.com

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207-723-1441 / 207-447-0701 Cells

ERA REAL ESTATE

Dawson Bradford REALTORS

PHIL ADAMS

ADAMS REAL ESTATE

186 State Street Bangor, ME 04401
Office: 990-3929 Fax: 941-8728
E-mail: adamsre@roadrunner.com

FOR SALE

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ERA REAL ESTATE

House For Sale

315

BANGOR Gracious Bangor Box w/2-story addition, Maple flrs, lg family rm, mstr ste, double lot. \$359,900 ERA Dawson 417 Main St, Bgr 944-3361 TriciaQuirk.com