

Legal Notices					
Notice of MaineCare Reimbursement Methodology Change					
AGENCY: Department of Health and Human Services, Office of MaineCare Services					
AFFECTED SERVICES: Chapter 101, MaineCare Benefits Manual, Chapter III, Section 28, Rehabilitative and Community Support Services for Children with Cognitive Impairments and Functional Limitations.					
NATURE OF PROPOSED CHANGES: The Department of Health and Human Services will request approval from the Centers for Medicare and Medicaid Services to increase payments to Section 28 providers for services that are subject to Maine's Service Provider Tax (SPT). The following services will be impacted:					
PROC. CODE	DESCRIPTION	UNIT	MAX ALLOWANCE	Rate Less 5% SPT	Rate with 6% SPT
H2021 HI	Services for children with cognitive impairments and functional limitations (community based wrap around services) 1:1	15 Mins	\$8.94	\$8.51	\$9.02
H2021 HQ, HI, UN	Services for children with cognitive impairments and functional limitations (community-based wrap-around services) GROUP- UN two patients served	15 Mins	\$4.72	\$4.50	\$4.77
H2021 HQ, HI, UP	Services for children with cognitive impairments and functional limitations (community-based wrap-around services) GROUP- UP three patients served	15 Mins	\$3.23	\$3.08	\$3.26
H2021 HQ, HK, UP	Specialized services for children with cognitive impairments and functional limitations (community-based wrap-around services) 1:1	15 Mins	\$12.34	\$11.75	\$12.46
H2021 HQ, HK, UN	Specialized services for children with cognitive impairments and functional limitations (community-based wrap-around services) Group- UN two patients served	15 Mins	\$6.42	\$6.11	\$6.48
H2021 HQ, HK, UP	Specialized services for children with cognitive impairments and functional limitations (community-based wrap-around services) Group- three patients served	15 Mins	\$4.36	\$4.15	\$4.40
H2021 HQ, HK, UQ	Specialized services for children with cognitive impairments and functional limitations (community-based wrap-around services) Group- UQ four patients served	15 Mins	\$3.33	\$3.17	\$3.36

REASON FOR PROPOSED CHANGES: To comply with Public Law 2016, Chapter 477.

ESTIMATE OF ANY EXPECTED INCREASE OR DECREASE IN ANNUAL AGGREGATE EXPENDITURES: The Department anticipates that these changes will increase annual expenditures by \$198,683 in Federal Fiscal Year 2016, which includes \$74,168 in state dollars and \$124,515 in federal dollars, and \$476,840 in Federal Fiscal Year 2017, which includes \$169,850 in state dollars and \$306,989 in federal dollars.

ACCESS TO PROPOSED CHANGES AND COMMENTS TO PROPOSED CHANGES: The public may review the proposed methodology changes and written comments at any Maine DHHS office in every Maine county. To find out where the Maine DHHS offices are located, call 1-800-452-1926. The Department will hold a hearing for the proposed rulemaking and will be publishing a notice which includes information on the hearing date and location.

CONTACT INFORMATION  
FOR RECEIPT OF COMMENTS: Olivia Alford  
AGENCY NAME: Office of MaineCare Services  
ADDRESS: 242 State Street, 11 State House Station  
Augusta, Maine 04333-0011  
TELEPHONE: (207) 624-4059 FAX: (207) 287-1864  
TTY: 711 Maine Relay (Deaf or Hard of Hearing)

See <http://www.maine.gov/dhhs/oms/rules/index.shtml> for rules and related rulemaking documents.

June 17, 2016

**Legal Notices**  
**NOTICE OF PUBLIC SALE**

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered March 04, 2016 in the action entitled KeyBank National Association v. Gary Rees et al., by the Maine District Court, Division of Newport, Docket No.: RE-15-35, wherein the Court adjudged the foreclosure of a mortgage granted by Gary Rees and Toni L. Rees f/k/a Toni L. Olsen to KeyBank National Association dated November 27, 2007 and recorded in the Penobscot County Registry of Deeds in Book 11226, Page 342, should the period of redemption have expired without redemption of the property by the mortgagor(s), a public sale of the property described in the mortgage will be conducted on

July 12, 2016 commencing at 10:00 AM at Office of Shechtman Halperin Savage LLP, 190 U.S. Route One, 2nd Floor-Rear, Falmouth, Maine

The property is located at 900 Elm Street, Newport, Penobscot County, Maine, reference as described in said mortgage.

Subject to a prior mortgage of record dated February 10, 2004 and recorded in the Penobscot County Registry of Deed in Book 9196, at Page 30, as further assigned of record.

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 Shechtman Halperin Savage, LLP 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 Key-Bank National Association 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.

KeyBank National Association, by its attorneys, Shechtman Halperin Savage, LLP  
James M. Garnet, Esq.  
1080 Main Street, Pawtucket, RI 02860  
(401) 272-1400

June 10, 17, 24, 2016

**Legal Notices**  
**REQUEST FOR BIDS**

Bids for the **ROUGHING FILTER MEDIA CLEANING AND REPLACEMENT PROJECT** will be received by the **PASSAMAQUODDY WATER DISTRICT at the DISTRICT OFFICE, 56 WATER ST., EASTPORT, ME 04831, until TUESDAY, JULY 12, 2016, 10:00 A.M.**, and then at said office publicly opened and read aloud.

The CONTRACT DOCUMENTS may be examined at:

ASSOCIATED CONTRACTORS OF MAINE, 188 WHITTEN ROAD, AUGUSTA, ME 04332  
CONSTRUCTION SUMMARY, 734 CHESTNUT STREET, MANCHESTER, NH 03104

and obtained at A.E. Hodsdon Engineers, 10 Common Street, Waterville, Maine 04901 upon payment of **\$100.00** nonrefundable.

The Owner reserves the right to waive any informalities or to reject any or all bids.

June 16, 17, 2016



**PRO REALTY**  
David Giroux  
207-745-8118  
dave@prorealestate.com



**PRO REALTY**  
BANGOR, MAINE

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bangordailynews.com

House For Sale 315



**BANGOR** 3 BR, 2 car gar. Back yard incl. lg deck, custom greenhouse & big, well landscaped lot. Ex. finished space in basement. \$189,90 Scot Walker, 538-1765 [www.maineandbroker.com](http://www.maineandbroker.com)

**Legal Notices**  
**INVITATION FOR BIDS**  
**CITY OF BREWER**  
**OUTDOOR BASKETBALL**  
**COURTS PAVING**

The City of Brewer is requesting bids for paving of approximately 12,750 square foot basketball courts on Parkway South. Bids must be received at the Brewer Parks & Recreation Dept., 318 Wilson Street, Brewer, Maine 04412 by 2:00 PM, Tuesday, July 5, 2016. Bid documents may be obtained at the Brewer Parks & Recreation Department, 318 Wilson Street, Brewer, ME 04412.

June 17, 2016

**Legal Notices**  
**INVITATION FOR BIDS**  
**CITY OF BREWER**  
**MUNICIPAL SWIMMING POOL**  
**RESURFACING**

The City of Brewer is requesting bids for the resurfacing of the municipal swimming pool on Wilson Street. Bids must be received at the Brewer Parks & Recreation Dept., 318 Wilson Street, Brewer, ME 04412 by 2:00 PM, Wednesday, July 6, 2016. Bid documents may be obtained at the Brewer Parks & Recreation Department, 318 Wilson Street, Brewer, ME 04412.

June 17, 2016

**BANGOR** 4 BR/2 BA Antique single family farmhouse with updated addition that can be used as mother in law apartment or included to provide spacious living (Approx. 1900sf). Property includes out building for all your toys. 37+ acres located close to shopping and recreation(City Forrest) \$315,000 602-316-3230




**BANGOR** 4 BR/3BA. 2351 Broadway. 4-level home, hardwood flrs, fireplace, security, 24'x36' 2-story gar. 2.55ac. double lot W/water frontage on Kenduskeag & 400' on Broadway. Lg. deck, \$154,800. Phil Adams 944-1672



**BANGOR** Hdwd flrs, fp in LR & fam. rm. 3-4 BR, 2 car gar. & potential in-law apt. \$174,900 Vacationland Realty, Jean Jenkins, 745-4522.  
[www.jeanjenkins.com](http://www.jeanjenkins.com)



**BANGOR** Move-in ready 3BR! Priced to sell quickly. Very eff. w/low utilities. Nice back yard, deck, storage bldg & paved driveway. \$99,900 Kurtis & Carissa Marsh, Realty of Maine, 942-6310



**BANGOR** Updated, spacious double lot, fenced backyard w/decks. Gourmet kit, granite counters, SS. 2 new BAs. Real hdwd flrs. \$214,900 Kurtis & Carissa Marsh, Realty of Maine 942-6310

**Legal Notices**  
**NOTICE OF PROPOSED ROUTINE PROGRAM CHANGES TO THE MAINE COASTAL PROGRAM**

Under Section 307 of the Coastal Zone Management Act ("CZMA"), the "federal consistency" provision, federal agencies have an obligation to conduct their activities consistently with state environmental and land use statutes and rules ("core laws") which provide the enforceable policies of the Maine Coastal Program ("MCP"), Maine's federally-approved coastal zone management program. In accordance with 15 C.F.R. §923.84, the Maine Department of Agriculture, Conservation and Forestry, Bureau of Resource Information and Land Use Planning ("DACF") is submitting to the federal National Oceanic and Atmospheric Administration, Office of Coastal Management ("NOAA"), for its review and approval as enforceable policies and program administration-related provisions of the MCP the following changes and additions to core law authorities enacted by the Second Regular Session of the 127th Maine Legislature: P.L. 2015 chapter: 423, sections 1-2. This recently enacted public law is available on-line at: <http://legislature.maine.gov/ros/LawsOfMaine/#Law/127/R2/ACTPUB/498>

In addition, this submission includes changes to the following administrative rules administered by the Department of Environmental Protection ("DEP") which implement the Site Location of Development Act, one of the MCP's long-approved core law authorities: DEP rules chapter 373 (financial and technical capacity standard), as amended effective June 3, 2016; DEP rules chapter 375 (no adverse environmental effect standard), as amended effective June 3, 2016; and DEP rules chapter 380 (long-term construction projects), as amended effective June 3, 2016. This submission also includes minor changes to DEP rules Chapter 100 (definitions in air quality laws), as amended effective May 22, 2016; Chapter 501 (stormwater management compensation and mitigation fees), as amended effective May 22, 2016; and Chapter 691 (requirements for underground oil storage facilities), as amended effective April 3, 2016. These rules, as amended, may be viewed on-line at <http://www.maine.gov/sos/cec/rules/06/chaps06.htm>

**PUBLIC COMMENTS**  
A copy of the State's filing submitting these changes to NOAA is available for download at: <http://www.maine.gov/dcp/nrimc/mcp/index.htm>. A hard copy may be obtained from Aline Smith, Maine Coastal Program, Maine Department of Agriculture, Conservation and Forestry, Bureau of Resource Information and Land Use Planning/Maine Coastal Program, 93 State House Station, Augusta, Maine 04333-0038; tel: 207-287-2801; e-mail: [Aline.Smith@maine.gov](mailto:Aline.Smith@maine.gov). Interested parties have three weeks from the date of this notice to submit comments to NOAA on whether the requested changes are routine program implementation. Comments may be sent to:

Joelle Gore, Chief  
Stewardship Division  
Office of Coastal Management  
SSMC4, Room 10622  
1305 East West Highway  
Silver Spring, MD 20910  
[Joelle.Gore@noaa.gov](mailto:Joelle.Gore@noaa.gov)

June 17, 2016

**Legal Notices**  
**NOTICE OF PUBLIC SALE**

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered October 26, 2015, as affected by an Order on Motion to Vacate Judgment and Immediately Re-Enter Judgment Nunc Pro Tunc; and to Substitute Party Plaintiff and Enlarge Deadline to Commence Publication dated May 20, 2016; and further by a Re-Entered Nunc Pro Tunc Judgment of Foreclosure and Sale entered on May 31, 2016 (with, according to said Re-Entered Nunc Pro Tunc Judgment, no new period of redemption to be required), in the action entitled *Federal National Mortgage Association v. Lita C. Bailly-Ford et al.*, by the Maine District Court, Division of Bangor, Docket No. RE-13-289, wherein the Court adjudged the foreclosure of a mortgage granted by Lita C. Bailly-Ford to First Horizon Home Loan Corporation dated December 17, 2002 and recorded in the Penobscot County Registry of Deeds in Book 8512, Page 214, should the period of redemption have expired without redemption of the property by the mortgagor(s), a public sale of the property described in the mortgage will be conducted on

July 19, 2016 commencing at 10:30 a.m.  
at Office of Shechtman Halperin Savage LLP, 190 U.S. Route One, 2nd Floor-Rear, Falmouth, Maine.

The property is located at 45 Kings Way, Hermon, Penobscot County, Maine, reference as described in said mortgage.

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 Shechtman Halperin Savage, LLP, 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 Federal National Mortgage Association 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.

Federal National Mortgage Association , by its attorneys, Shechtman Halperin Savage, LLP  
Carrie Folsom, Esq.  
1080 Main Street, Pawtucket, RI 02860.  
(401) 272-1400.

June 17, 24, July 1, 2016

**Legal Notices**  
**NOTICE OF PUBLIC SALE**  
**PURSUANT TO 14 M.R.S. § 6323**  
**JUNE 23, 2016 AT 11:00 A.M.**  
**19 WELCH ROAD**  
**NORTH ANSON, MAINE**

Notice is hereby given that, in accordance with a Judgment of Foreclosure and Order of Sale docketed May 23, 2013, entered by the Somerset Superior Court in the case of *Northeast Bank v. Dulcie D. Welch, et al.*, Docket No. RE-10-69, wherein the Court adjudged a foreclosure of a mortgage deed granted by Dulcie D. Welch dated October 3, 2008 and recorded in the Somerset County Registry of Deeds in Book 4066, Page 1, the period of redemption from said judgment having expired, a public sale of the property subject to said mortgage, initially commenced on December 18, 2013, and adjourned from time to time thereafter for periods not exceeding seven days, will be finally held and concluded on June 23, 2016, commencing at 11:00 a.m. at Pierce Atwood LLP, Merrill's Wharf, 254 Commercial Street, Portland, ME 04101.

The property will be sold by public auction subject to all outstanding municipal assessments and senior encumbrances of record. The deposit to bid is \$5,000.00, to be increased to ten percent (10%) of the bid amount within 5 days of the final public sale, and with the balance to be paid and payable within 30 days of the public sale. Conveyance of the property will be by release deed. All other terms and conditions of the sale will be available from the mortgagee's attorney, Ryan F. Kelley, Pierce Atwood LLP, Merrill's Wharf, 254 Commercial Street, Portland, ME 04101, (207) 791-1336, [rkelley@pierceatwood.com](mailto:rkelley@pierceatwood.com).

Dated: June 17, 2016

NORTHEAST BANK

By: /s/ Ryan F. Kelley  
Ryan F. Kelley  
Its Attorney

June 17, 2016

**Legal Notices**  
**NOTICE TO CONTRACTORS AND SUBCONTRACTORS**  
**REQUEST FOR BIDS**


The Maine Maritime Academy is conducting a competitive bid process for the Smith/Alexander Women's Locker Room ADA Shower Upgrades project located at the Maine Maritime Academy in Castine, Maine. Bids will be opened and read aloud at the Holmes Heritage Room in the Harold Alfond Student Center at 2:00 p.m. on July 28, 2016.

The project consists of renovations to the existing Women's Locker Room to make it ADA compliant. Work includes a new shower, toilet, interior partitions, floor finishes, as well as new plumbing & electrical work..

The detailed Notice to Contractors and Subcontractors is on the BGS website: [http://www.maine.gov/bgs/constrpubliccontractors/gc\\_rfp.htm](http://www.maine.gov/bgs/constrpubliccontractors/gc_rfp.htm)

Bureau of General Services, 77 State House Station, Augusta, Maine 04333, 207-624-7360.

June 17, 20, 2016



**BRADFORD** Nicely renovated 3BR/1BA on 0.52 acs. Lg LR w/gas heater, updated DR w/new firing, kit. w/sliding glass doors to large deck overlooking backyard. \$94,900 Nadeau/Bragdon Team, ERA Dawson, 723-1441 / 947-3363



**BUCKSPORT** 3 BR/2 BA ranch on 1.6 acs. Front deck finished base. Beautiful firing. Built in 2006. Plenty of room to build a gar. \$147,400 Nadeau/Bragdon Team, ERA Dawson, 723-1441/947-3363



**BREWER** Desirable loc. 4+ BR, 3 BA, updated kit. & SS appls. Fenced yard, in-ground pool, gar. & in-law apt. \$249,900 Kurtis & Carissa Marsh, Realty of Maine 942-6310




**BUY MAINE WILD**  
**CARIBOU/CHESUNCOOK LAKE**  
New construction, 2 BR, 1.5 bath on 11+ acre within the gate system. 998' private lakefront in NMW-T3R13. Includes bunkhouse, solar, generator, propane, septic, drilled well. \$385,000  
**Call owner for more info., 508-237-0785 (7a-7p)**




**BREWER** Wow! A real beauty! Newly finished hdwd flrs, ultra modern BA, kit. w/granite, 1st flr laundry, family rm, new deck, garage. Awesome yard! Asking \$149,900 Call Dave, 745-8118




**CORINTH** Nicely updated home on spacious & beautifully landscaped lot. Open living w/1 flr living if desired. 3 car gar. \$149,900 Kurtis & Carissa Marsh, Realty of Maine, 942-6310




**BROWNVILLE** Schoodic Lake, 110ft water fr., .65 acs. Camp has open concept with LR/DR/KT area for entertaining. 2 back BR w/2 lofts for guests. Many updates. \$24,900 Nadeau/Bragdon Team, ERA Dawson, 723-1441/447-0701




**DEDHAM** 4 BR/2.5 BA on 4.75 acs with well landscaped property. 2900 sqft, family rm w/fp, glass drs open to deck overlooking in ground pool. 3 car att. gar. & 2 car detached heated gar. \$284,900 Nadeau/Bragdon Team, ERA Dawson, 723-1441 / 947-3363




**DEXTER** 4BR/2BA, double LR, Nice deck off kit, covered porch, lg closets. 1 car gar. \$82,900 Nadeau/Bragdon Team, ERA Dawson, 723-1441 / 947-3363




**EBEEMEE TWP** Beautiful home w/log siding, 3BR/2BA on Ebeemee Lake w/150' water front. Unique pellet stove. Detached 2 bay gar. Auto. gen. Poss. lease avail. \$279,900 Nadeau/Bragdon Team ERA Dawson 723-1441/947-3363



**EDDINGTON** 3 BR cape, newer windows, furnace, roof & appliances. Primary heat: wood pellets. Well landscaped lot. Detached 2 car gar. \$99,900, no reasonable offer refused  
Phil Adams 207-944-1672



**EXETER** Enjoy all 1 flr living 3BR/2BA updated ranch home. Many updates & exs. Att. 3 car gar. Nicely landscaped sitting off rd. \$185,000 Kurtis & Carissa Marsh, Realty of Maine, 942-6310



**ETNA** Cape on 22 acs., pvt, landscaped. 2 BR, pine cathedral ceilings, open flr plan, heat w/oil or wd, 2 car gar., enclosed deck. \$199,900 John Voye, 852-6056 Realty of Maine



**GREENBUSH** 1 flr. living, updated, heat pump gives cheap heat & A/C. New paint, boiler & on demand HW, newer metal roof, spacious backyard. \$113,900 Kurtis & Carissa Marsh, 942-6310



**HAMPDEN** Amazing location 4 BR, 2.5 BA, updated kit., SS appls., updated BA. Nice lg layout, huge back yard. \$259,900 Kurtis & Carissa Marsh, Realty of Maine, 942-6310



**HARTLAND ACADEMY**  
21,600 s.f. for residential or commercial use, 2.3 acres, panoramic views, sunny exposure, hdwd flrs, new roof, elec. upgrades, outbuilding, daylight bsmt, 500' road frontage. Maintenance free exterior. Endless possibilities. \$69,900. Possible owner financing. Call 284-5553 eves



**HERMON** 3BR/2BA cape, 1.4 acs, LR w/fp, 2 car att. garage. Full basement for addtl storage. Close to schools and downtown. \$189,900 Nadeau/Bragdon Team ERA Dawson 723-1441/947-3363



**LEE** 2 BR/1 BA lake front camp w/130' water frontage on Silver Lake. Pvt. septic & well. Out bldg (shed) for ex. storage. \$89,900 Nadeau/Bragdon Team, ERA Dawson, 723-1441 / 947-3363



**LINCOLN** 2 BR/2 BA ranch on Center Pond w/att. 2 bay gar. Full length porch overlooking 167 ft. water frontage & deck. New paved driveway, storage shed. \$179,900 Nadeau/Bragdon Team, ERA Dawson, 723-1441 / 947-3363



**LINCOLN** 3 BR/2 BA w/custom oak kit. & SS appls., LR w/double fp. Sun porch overlooking 200 ft waterfront on Penobscot & 4.14 acs. Att. 2 story 40x30 barn & 36x26 gar. \$209,900 Nadeau/Bragdon Team ERA Dawson 723-1441 / 947-3363



**MILLINOCKET** 3 BR/2 BA, finished base. Open kit/DR/LR area w/deck. 2 car heated gar. Add'l gar. w/storage above. \$114,900 Nadeau/Bragdon Team, ERA Dawson, 723-1441 / 947-3363



**MILLINOCKET LAKE T2 R9 WELS** 1 BR/1 BA cabin at base of Mt Katahdin. Redone in 2010. 179 ft water frontage. .62 acs., lg outblds & decks. Yr round rd access. \$149,900 Nadeau/Bragdon Team ERA Dawson 723-1441/947-3363



**OLD TOWN** 3 BR/1 BA Ranch on corner lot w/deck. Hdwd flrs throughout. Within walking distance to the UMO bike trail, park, playground, schools and shopping. \$112,900 Nadeau/Bragdon Team, ERA Dawson, 723-1441/947-3363