

Legal Notices

NOTICE OF PUBLIC SALE  
Pursuant to  
14 M.R.S.A. §6203-A et. seq.  
11 M.R.S. §9A-1610  
October 6, 2015 at 11:00 a.m.  
New Port Country Club  
170 & 171 Golf Course Road  
Newport, Maine

People's United Bank f/k/a Merrill Merchants Bank (the "Mortgagee") is the present holder of mortgage liens against certain real property and improvements owned by New Port Country Club, Inc. (the "Mortgagor") located at or near 170 & 171 Golf Course Road, Newport, Penobscot County, Maine (the "Real Property"), and security interests in all personal property of the Mortgagor and Jeffrey A. Peabody ("Peabody") used or useful in connection with the Real Property (the "Personal Property"), pursuant to (i) a Mortgage from the Mortgagor to the Mortgagee dated May 2, 2003, recorded at the Penobscot County Registry of Deeds in Book 8709, Page 55 (the "First Mortgage"), (ii) a Mortgage and Security Agreement from the Mortgagor to the Mortgagee dated July 29, 2004, recorded at the Penobscot County Registry of Deeds in Book 9467, Page 89 (the "Second Mortgage" and, together with the First Mortgage, the "Mortgages"), (iii) a Security Agreement from the Mortgagor and Peabody to the Mortgagee dated May 2, 2003 (the "First Security Agreement"), and (iv) a Security Agreement from the Mortgagor and Peabody to the Mortgagee dated July 29, 2004 (the "Second Security Agreement" and, together with the First Security Agreement, the "Security Agreements").

By virtue of and in execution of the Power of Sale contained in the Mortgages, for breach of the condition of the Mortgages, and for the purpose of foreclosing the same, and pursuant to 11 M.R.S.A. § 9-1610, default in the obligations secured by the Security Agreements having occurred and not been cured, there will be sold at Public Sale at 170 Golf Course Road, Newport, Maine, on October 6, 2015, at 11:00 a.m., all and singular the Personal Property and the Real Property, to wit the following parcels of property, with all improvements located thereon:

All those certain lots or parcels of land, together with the building located thereon, situated in the Town of Newport, County of Penobscot, State of Maine and being further bounded and described as follows, to wit:

**PARCEL I** With buildings located thereon and beginning at a point in the westerly sideline of Old Route No. 7, said point also being in the Southeasterly corner of a lot of land now or formerly of David E. Rowe; thence North Eighty-Two Degrees Thirty Minutes West (N 82° 30' W) Five Hundred Fifty-Eight Feet (558') to a point; thence South Twelve Degrees Thirty Minutes West (S 12° 30' W) Four Hundred Twenty Feet (420') to a point; thence South Two Degrees Fifteen Minutes West (S 2° 15' W) Five Hundred Forty-Seven Feet (547') to a point; thence South Twenty-Three Degrees West (S 23° W) Four Hundred Forty-Three Feet (443') to a point; thence South Sixteen Degrees East (S 16° E) Three Hundred Five Feet (305') to the said sideline of Old Route No. 7; thence Two Thousand Eighty-Four Feet (2,084') by and along the sideline of Old Route No. 7 back to the place and point of beginning; containing Seventeen (17) acres, more or less.

**PARCEL II** On the West by the road leading from Rowe's Corner, so-called, in said Newport to Corinna; on the North East by land formerly owned by William H. Miles and later owned or occupied by Fred E. Miles; on the South by land formerly of John T. Gilman, now or formerly owned and occupied by J. Walter Anderson; containing Five (5) acres, more or less.

**PARCEL III** Being a small strip of land abutting the Southerly boundary of Parcel II above and taken from the Northwesterly part of the premises described and conveyed to J. Walter Anderson by Warranty Deed of William H. Smith dated April 23, 1928 and recorded in said Registry in Book 1017, Page 287 and being further described as follows: Commencing on the Easterly line of the highway leading from Newport to Dexter, formerly designated State Highway No. 7, and at the Southwest corner of the parcel conveyed and described in Parcel II above; thence Easterly on the Southerly line of said Parcel II above to the Southeast corner thereof; thence Southerly on an extension of the Easterly line of said Parcel II above Sixty-Five Feet (65') to a stake; thence Westerly and parallel with the first bound and Sixty-Five Feet (65') distance therefrom to the Easterly line of the aforesaid highway; thence Northerly along the Easterly line of said highway back to the place and point of beginning.

Being the same premises described in a deed from Raymond J. McManus and Maxine E. McManus to New Port Country Club, Inc. dated May 1, 2003, and recorded at the Penobscot County Registry of Deeds in Book 8709, Page 52.

**TERMS OF SALE:** Parcel I and the Personal Property located thereon (the "West Parcel Property") shall be offered as a single lot. Then, Parcels II and III and the Personal Property located thereon (the "East Parcel Property") shall be offered as a single lot. Then, the West Parcel Property and the East Parcel Property shall be offered as an entirety. The West Parcel Property and the East Parcel Property (collectively, the "Property") shall be sold to the bidder or bidders making the highest bids in the aggregate to purchase the Property. All bids will be accepted beginning at 11:00 a.m. on October 6, 2015. All bidders will be required to deposit \$10,000 in cash or certified U.S. funds made payable to James R. St. Jean Auctioneers in order to register to bid (the "Deposit"). Each high bidder must leave his/her/its Deposit as a non-refundable down payment. Each high bidder will be required to increase his/her/its Deposit to 10% of the purchase price within five days of the Sale. Each high bidder will also be required to sign a purchase and sale agreement calling for a closing on or before November 5, 2015, at which time the balance of the bid price will be due in immediately available U.S. funds, and the Mortgagee will deliver a duly executed Quitclaim Deed Without Covenant and Release Bill of Sale conveying whatever right, title and interest the Mortgagee has in the Property. The Mortgagee and its nominees and assigns, reserve the right to bid without making the required deposit and, if the Mortgagee, or its nominee or assign, is the high bidder, to pay for the property with a credit against the debt owed.

Other terms may be announced at the sale.

For further information regarding the Property, the sale, legal and bidding details, and additional terms, contact James R. St. Jean Auctioneers, 45 Exeter Road, PO Box 400, Epping, NH 03042; (603) 734-4348.

Dated: September 1, 2015

PEOPLE'S UNITED BANK  
By: /s/ Jacob A. Manheimer  
Jacob A. Manheimer  
Its Attorney

Sept. 4, 11, 18, 2015

Legal Notices

INVITATION TO COMMENT ON TELECOMMUNICATIONS FACILITY

Notice of Initiation of the Section 106 Process: Public Participation. *US Cellular* intends to construct a wireless telecommunications facility off from Bridge Avenue in Madawaska, Maine. This notice is provided in accordance with the regulations of the Federal Communications Commission, 47 C.F.R. Part 1, Appendices B and C. The proposed facility will consist of an existing 104' Water Tower and associated telecommunications equipment within an approximate 34' x 40' secure locked and fenced compound. The site's latitude/longitude of the approximate water tank location is: N 47° 21' 23.0" W 68° 19' 38.2". Questions about this facility or this notice may be directed to Megan McGuire 207.582.0056. Interested parties may submit comments on this proposal's potential effects to any historic properties that may be located at or near this site to: Black Diamond Consultants, c/o Project: 15-083, PO Box 57, Gardiner, ME 04345 or electronic comments to MJMcGuire@BLCKdiamond.net.

Sept. 18, 2015

Acreage/Lots302

LAND FOR SALE  
BANGOR  
8+/- acres with 650' frontage on Kittredge Road.  
Nicely wooded and private.  
Chance for building lots.  
\$109,800  
Kelly E. Rioux  
207.879.9229 / 207.838.3405

  
BRADLEY Chemo Pond Beauty! 204' water frontage & beach. Live off the grid yr-round. \$245,000 Vacationland Realty, Jean Jenkins, 745-4522. www.jeanjenkins.com

  
DEXTER Wonderful 3-4 BR on shore of Lake Wassookeag. Huge deck, open flr plan, cathedral ceilings, 2-car gar. \$225,000 Vacationland Realty, Jean Jenkins 745-4522 www.jeanjenkins.com

LOOK

CLIFTON 135 acres +-. Tired of posted signs? 3000 ft of lake frontage on 2 ponds. Beautiful stream and views. \$69,000. 2nd property 100 acres. Great hunting lot w/ stream. Gated access for privacy. \$42,900. 207-745-1320

NEW LISTING

EDDINGTON  
2 acre house lot, with new driveway, new 3 Bedroom septic system, New well and power pole. Owner Financing \$0 down \$1200 per month for 6 years  
207-570-6200

LAND FOR SALE

EDDINGTON 6 acres on end of Deerfield Dr. Chance for building lots. \$78,000 Call 207-764-0767

BUY ME

PEMBROKE 11 lots avail. Oceanfront with red stone beach lot sizes 1.6ac. to 5ac. soil tested, surveyed, Owner Financing avail. email austingodden@gmail.com or Call 207-294-1060 prices starting at \$69,900

Camps For Sale304

BUY ME

AURORA Waterfront Union River camp 2BR, propane heat, poss. year round. Owner Financing \$76,900, 294-1060

Legal Notices

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

By virtue of and in execution of a Consented-To Judgment of Foreclosure and Sale dated April 30, 2015 entered in Machias District Court, Washington County, Civil Action Docket No. RE-13-48 on May 8, 2015, in an action brought by HSBC Bank USA, National Association as Trustee for the holders of the Ellington Loan Acquisition Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2, Plaintiff, against John E. McBride, Defendant for the foreclosure of a mortgage dated February 28, 2007 and recorded in the Washington County Registry of Deeds in Book 3264, Page 42 the statutory ninety (90) day redemption period having elapsed without redemption, notice is hereby given that there will be sold at a public sale the property located at 1216 Indian River Road, Addison, Washington County, Maine, on October 15, 2015 at 9:30 am, at 743 Portland Road, Saco, Maine, all and singular the premises described in said mortgage.

Information regarding this property may be directed to: Jonathan M. Flagg, Esquire, Flagg Law, PLLC, 93 Middle Street, Portsmouth, New Hampshire, 03801, telephone (603) 766-6300.

**TERMS OF SALE:** Any and all persons wishing to bid for the real estate must, prior to the time of the auction, make a deposit. The amount of the deposit required in order to make any bid shall be \$5,000.00. All deposits shall be made in cash or certified or bank cashier's check in U.S. Funds, made payable to Nationstar Mortgage LLC (deposited with Attorney Flagg as a qualification to bid), with the balance due and payable within thirty (30) days upon presentation of a conveyance deed.

Bidders shall, prior to the start of the auction, register and sign a bidding contract available at the auction. Absentee bids will not be accepted. Bidding and acknowledgment of bids will be by number only. HSBC Bank USA, National Association as Trustee for the holders of the Ellington Loan Acquisition Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2/Nationstar Mortgage LLC reserves the right to bid without making the required deposit and may pay for the real estate in the event that it is the successful bidder with a credit against indebtedness owed by the borrowers. Unsuccessful bidders shall receive a refund of their deposit. As to a successful bidder, the deposit shall be non-refundable and it will be credited to the purchase price. The successful bidder for the real estate will be required to sign a Purchase and Sale Agreement at the conclusion of the auction. The balance of the purchase price shall be due and payable thirty (30) days after the date of the auction, upon presentation of the Deed. Real estate shall be conveyed by Quitclaim Deed Without Covenant.

The property shall be sold on an AS IS and WHERE IS basis without any warranties whatsoever as to the condition of the property and shall be sold subject to and without limitation to any and all provisions of the municipal zoning ordinance, state and federal land use regulations, local taxes, and the mortgagee makes no warranties, express or implied whatsoever, as to the condition of title or any other matters affecting the property.

HSBC Bank USA, National Association as Trustee for the holders of the Ellington Loan Acquisition Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2/ Nationstar Mortgage LLC expressly reserves the right, in its sole discretion, to modify and/or add terms and conditions pertaining to the sale of the real estate. Final terms and conditions pertaining to the sale of the real estate including additions to and modifications of the above terms and conditions will be announced at the time of the sale.

Respectfully submitted,  
HSBC Bank USA, National Association as Trustee for the holders of the Ellington Loan Acquisition Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2, By its Attorneys,  
FLAGG LAW, PLLC

By: Jonathan M. Flagg, Esquire  
93 Middle Street  
Portsmouth, NH 03801  
(603) 766-6300

Dated: August 25, 2015

September 4, 11 and 18, 2015

Legal Notices

NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered May 4, 2015, in the action entitled *Wells Fargo Bank, NA v. Diane L. Lane, et al.*, by the Houlton Superior Court, Docket No. H0USC-RE-13-03, wherein the Court adjudged the foreclosure of a mortgage granted by the late Martin C. Lane to Mortgage Electronic Registration Systems, Inc., as nominee for PrimeLending, a PlainsCapital Company, dated March 23, 2005, and recorded in the Aroostook County Registry of Deeds in Book 4101, Page 91, the period of redemption having expired, a public sale of the property described in the mortgage will be conducted on  
  
October 28, 2015 at 10:00 am  
At Bendett & McHugh, P.C., 30 Danforth Street, Suite 104, Portland, Maine.

The property is located at 22 Crystal Road, Crystal, Maine, 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 certified or bank check at the time of the public sale made payable to Bendett & McHugh, P.C., 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. **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.**

This property will be sold as is. Additional terms will be announced at the public sale.

Wells Fargo Bank, NA  
by its attorneys,  
BENDETT & MCHUGH, P.C.  
30 Danforth Street, Ste. 104  
Portland, ME 04101  
207-221-0016

Sept. 18, 25, Oct. 2, 2013


Legal Notices

CITY OF BANGOR  
NOTICE OF HEARING:

Nuisance or Dangerous Building, 472 Essex Street, Bangor, ME. Hearings to be held in City Hall Council Chamber on October 20th, 2015 at 5:15 p.m. and October 26th, 2015 at 7:30 p.m. MAY RESULT IN DEMOLITION OF BUILDING.

Sept. 18, 25, Oct. 2, 2015


### Comm./Investment Property 305



CARMEL Seafood Galley Restaurant, well estab., 36 seats, inclcs equip, inventory & bldgs. Centrally loc, inclcs 2BR/1BA prop. \$269,900 Nadeau/Bragdon Team, ERA Dawson, 947-3363/723-1441




LINCOLN 3 units - (1) 2BR & (2) 1BR. Well maint., good rental history. Many updates, ample parking, lg backyard. \$89,900 A Must See! Nadeau/Bragdon Team, ERA Dawson, 947-3363/723-1441



MATTAWAMKEAG 4000 sqft Quonset Hut, 52 acs. 2 bldgs for storage. Metal roofs, now a wood working facility. Equip. neg. \$169,900 Nadeau/Bragdon Team ERA Dawson 947-3363/723-1441

### Condominiums305



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 or 478-5250.

### Agent Services310



JEAN JENKINS  
Vacationland Realty, 745-4522  
Search ALL Maine listings at  
VacationlandRealtyMaine.com



Legal Notices

PUBLIC NOTICE


T. Buck Construction will be reducing the Austin Stream Bridge in Bingham on September 21, 2015 down to one 12' Lane creating an 11' wide restriction.

Sept. 16, 17, 18, 19, 2015



KURTIS & CARISSA MARSH  
Full Service, Investment / Commercial Specialists  
Realty of Maine, 942-6310  
974-6606 / 852-6233





NADEAU BRAGDON TEAM  
ERA DAWSON BRADFORD  
417 MAIN STREET  
BANGOR MAINE 04401  
207-947-3363 Office  
207-723-1441 / 207-447-0701 Cells  
207-947-3363



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





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

Legal Notices

NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered June 1, 2011, as affected by an Order on Plaintiff's Motion to Substitute and Extend Deadlines dated August 18, 2015 in the action entitled Nationstar Mortgage, LLC v. James P. Mahoney, Jr. and Elizabeth D. Mahoney et al., by the Maine District Court, Division of Millinocket, Docket No. RE-09-16, wherein the Court adjudged the foreclosure of a mortgage granted by James P. Mahoney, Jr. and Elizabeth D. Mahoney to Mortgage Electronic Registration Systems, Inc. acting solely as the nominee for Countrywide Home Loans, Inc., its successors and/or assigns dated March 13, 2007 and recorded in the Penobscot County Registry of Deeds in Book 10876, Page 14, 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  
  
October 7, 2015 commencing at 10:00 a.m.  
at 45 Court Street, Houlton, Maine

The property is located at 34 Katahdin Avenue, Millinocket, 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 Nationstar Mortgage, LLC 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.

Nationstar Mortgage, LLC,  
by its attorneys,  
Shechtman Halperin Savage, LLP  
John Michael Ney, Jr., Esq.  
1080 Main Street, Pawtucket, RI 02860.  
(401) 272-1400.

Sept. 4, 11, 18, 2015

Legal Notices

NOTICE OF PUBLIC SALE OF REAL ESTATE  
PROPERTY LOCATED AT 70 COURT STREET, BANGOR, MAINE MORTGAGE  
RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS AT BOOK 9347, PAGE 138

By virtue of and in execution of an Order and Judgment of Foreclosure and Sale entered in the Penobscot County Superior Court on September 8, 2014, in Civil Action, Docket No. RE-13-176, brought by Maine State Housing Authority as Plaintiff against Kenneth P. Stathopoulos, Defendant, and other Party-In-Interest, for the foreclosure of a mortgage recorded as set forth above, the statutory ninety (90) day period of redemption having expired without redemption, and Plaintiff having obtained Court permission to enlarge the deadline to publish the Notice of Sale, notice is hereby given that there will be sold at public sale at 11:00 A.M. on Monday, the 19th day of October, 2015, at the law offices of Perkins Thompson, P.A., One Canal Plaza, Portland, Maine, all and singular the premises described in said mortgage, situated as described above. The property is shown on the City of Bangor Map as Lot 35 on Map 41. Please refer to said mortgage deed recorded in said Registry of Deeds for a more particular description of the premises, which may include a Multifamily Home with 5 bedrooms, 4 baths and 2,674 sq. ft. of living space, situated on a .14 acre lot. There will be no open house. To confirm sale time and place, call Stephanie A. Williams, Esq., at (207) 774-2635. **TERMS OF SALE:** The property will be sold to the highest bidder who complies with the terms of sale. A deposit of at least \$5,000.00 must be paid to Maine State Housing Authority ("MaineHousing") in money order, bank check, or certified U.S. funds, which sum will be retained as a non-refundable, non-interest bearing deposit. The highest bidder must also sign a purchase and sale contract with MaineHousing, calling for a closing within thirty days of the public sale, at which time the balance will be due in money order, bank check, or certified U.S. funds payable to said MaineHousing, which will then deliver a duly executed quitclaim deed without covenant. The sale shall be made on an "AS IS" basis, without warranties of any kind, and subject to: (a) any condition which a title search would reveal, (b) any unpaid City of Bangor real estate taxes or sewer assessments, and (c) any facts which an inspection or survey of the premises might show. Other terms will be announced at the sale.

Stephanie A. Williams, Esq.  
Attorney for Plaintiff

Sept. 11, 18, 25, 2015

Legal Notices

INVITATION TO COMMENT ON TELECOMMUNICATIONS FACILITY

Notice of Initiation of the Section 106 Process: Public Participation. *Wireless Partners* intends to construct a wireless telecommunications facility off from Masons Bay Road in Addison, Maine. This notice is provided in accordance with the regulations of the Federal Communications Commission, 47 C.F.R. Part 1, Appendices B and C. The proposed facility will consist of a 190' Lattice Tower and associated telecommunications equipment within a 90' x 90' secure locked and fenced compound. The site's latitude/longitude of the approximate tower location is: N 44° 35' 33.3" W 67° 39' 40.5". Questions about this facility or this notice may be directed to Megan McGuire 207.582.0056. Interested parties may submit comments on this proposal's potential effects to any historic properties that may be located at or near this site to: Black Diamond Consultants, c/o Project: 15-102, PO Box 57, Gardiner, ME 04345 or electronic comments to MJMcGuire@BlackDiamond.net.

September 18, 2015

Legal Notices

REQUEST FOR BIDS


Millinocket Regional Hospital is now accepting bids for paving of the parking lot at the following location:  
  
White Birch Medical Center  
899 Central St  
Millinocket, ME 04462  
  
For plans and specifications please contact:  
  
Dale McLaughlin  
Director of Plant Operations  
Millinocket Regional Hospital  
Office:(207) 723-7246  
dmc@mrhme.org

Sept. 18, 2015



SCOT WALKER  
First Choice Real Estate  
46 North St., Houlton  
To buy/sell in Northern Maine  
call 207-532-4500  
www.maineandbroker.com







BRADLEY Priced to sell! Newer 3BR, 3 BA Colonial, 3300+ sqft gar. Spacious rms, deck overlooking pvt back yard. Easy access to Bangor & UM. \$199,900 Kurtis & Carissa Marsh, Realty of Maine, 942-6310




THE FISH TEAM  
has 40 years combined experience to help guide you through the tides of the ever changing real estate market.  
Jason 664-3888 / Carolyn 944-8466  
Lindsae Lasko 551-4035




TRICIAQUIRK.COM  
Call 944-3361  
I'll advertise it & we'll sell it!  
ERA Dawson Bradford  
417 Main Street, Bangor






BREWER Updated Riverfront 1 level living, 3BR/1BA, newer kit. & BA, wd flrs throughout. Updated roof & siding. \$129,900 Kurtis & Carissa Marsh, 942-6310


### House For Sale315



BANGOR 3-4 BR/1 BA, near golf course, new pellet stove. New bamboo wd flring, pvt back yard. \$114,900 Kurtis & Carissa Marsh, 942-6310 Realty of Maine, Bangor, ME



CLIFTON 259 Airline Road. 9 Rooms, 3 BR, 1 full BA 1,800SF, 1 car garage & recreation room. back up generator. Located on 1.2 acres. \$79,000 Phil Adams Adams RE 944-1672



CLINTON 3BR/2BA Beautiful log home like new. HW floors New kitchen cabinets, granite counter tops, new appliances, & new bathroom vanity's. It also has a sauna down stairs with a two car heated garage. 5 acres of land with lots of privacy. House is about 1.5 miles off of I95 and about 35/40 minutes from Bangor and 30 minutes to Augusta. Asking \$209,000. 314-4824