

Legal Notices

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Judgment of Foreclosure dated August 19, 2015 entered in favor of Katahdin Federal Credit Union in proceedings in the District Court in Millinocket entitled *Katahdin Federal Credit Union v. Eric A. Turmel et al.*, Docket Number RE-2014-25, Katahdin Federal Credit Union will sell the premises located at 76 Congress Street, Millinocket, Maine and described in the mortgage recorded in the Penobscot County Registry of Deeds in Book 7543, Page 111 (the "Property") at public sale at noon on December 22, 2015 at Katahdin Federal Credit Union, 1000 Central Street, Millinocket, Maine.

TERMS AND CONDITIONS OF SALE

The Property shall be sold by public auction to the bidder who makes the highest bid therefor. Any and all persons wishing to bid for the Property must be present prior to the start of the auction and make a deposit of \$3,000 in U.S. funds, in cash or by bank draft or certified check made payable to Katahdin Federal Credit Union. The successful bidder for the Property shall be required to sign a Purchase and Sale Agreement at the conclusion of the auction; and the balance of the purchase price shall be due and payable in cash or certified funds no later than 30 days after the auction, upon presentation of a deed. The Property shall be conveyed by Quit-claim Deed Without Covenant, Without Warranties, subject to any municipal tax and sewer liens. The Property shall be sold "AS IS, WHERE IS." Katahdin Federal Credit Union and its agents make no representations or warranties with respect to the accuracy of any statement as to the boundaries or acreage or as to any other matters contained in any description of the Property, or as to the fitness of the Property for any particular purpose, merchantability, habitability or as to any other matter. Buyer shall pay all transfer taxes.

Additional terms and conditions pertaining to the sale of the Property may be announced at the time of the auction.

Dated: November 18, 2015

/s/ Daniel L. Cummings
Daniel L. Cummings
Attorney for Katahdin Federal Credit Union

Nov. 20, 27, Dec. 4, 2015



BANGOR Wow! 1872 sqft, lg rms. 2BRs on 1st flr. 5BR/2BA home, rec. rm., hd-wd flrs, deck, hot top drive, 2 car gar. Asking \$147,000. Call Dave, 745-8118, Pro Realty



BRADFORD 3 BR/1 BA, nicely renovated, 0.52 acs. Updated DR, lg deck. Updated main flr BA. Pvt water/sewer, 2 outbdgs. \$94,900 Nadeau/Bragdon Team, ERA Dawson, 723-1441/947-3363



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



CORINTH Nicely updated home on spacious & beautifully landscaped lot. Open living w/1 flr living if desired. 3 car gar. \$159,900 Kurtis & Carissa Marsh, Realty of Maine, 942-6310



CRYSTAL 4 BR/2 BA 30 acs w/ recently built RR w/2 car gar. Finished base., lg deck & barn. Only minutes from I-95. Wonderful value! \$199,900 Scot Walker, 538-1765 www.mainelandbroker.com

Legal Notices
PUBLIC NOTICE

The Town of East Millinocket will be holding a public hearing to discuss a potential wastewater rate increase. Any interested party may attend an informational meeting at the East Millinocket Municipal Building, 53 Main Street, East Millinocket, ME 04430 on Tuesday, December 8, 2015 at 4:00 P.M.

Nov. 27, 2015

REDUCED PRICE



DEDHAM Phillips Lake water's edge cottage on 2.11 acres. MBR w/custom tile shower, views of Lucerne Inn. \$399,000 ERA Dawson 417 Main St, Bgr 944-3361 TriciaQuirk.com



EBEEMEE TWP Log home, 3BR/2BA on Ebeemee Lake w/150' water front 1.09 ac., unique style pellet stove. Detached lg 2 bay gar. Automatic Generator. \$279,900 Nadeau/Bragdon Team, ERA Dawson, 723-1441 / 947-3363



EDDINGTON 3 BR/3 BA granite counters, HW floors, gas fireplace, lg lot, deck w/screenhouse. \$279,900 ERA Dawson 417 Main St, Bgr 944-3361 TriciaQuirk.com

Legal Notices

NOTICE OF PUBLIC SALE OF REAL ESTATE

Property located at 35 (f/k/a 25) High Street, Newport, Maine

By virtue of and in execution of an Order and Judgment of Foreclosure and Sale entered in the Penobscot County Superior Court on July 15, 2015, in Civil Action, Docket No. RE-14-99, brought by First Federal Savings Bank of Boston ("FFSB") against Jason P. Libby as Defendant for the foreclosure of a mortgage recorded in the Penobscot County Registry of Deeds in Book 5572, Page 90, the statutory ninety (90) day period of redemption having expired without redemption, notice is hereby given that there will be sold at public sale at 11:00 A.M. on Monday the 28th day of December, 2015, at the offices of Perkins Thompson, One Canal Plaza, Portland, Maine, all and singular the premises described in said mortgage, situated as set forth above. The property is shown on the Town of Newport Tax Maps as Lot 5 on Map 18. Please refer to said mortgage deed recorded in said Registry of Deeds for a more particular description of the premises, which include a Single-Family Home with 3 bedrooms, 3 baths, and 2,002 sq. ft. of living space situated on a .39 acre lot. There will be no open house. To confirm sale time and place, call Stephanie A. Williams, 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 FFSB 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 FFSB, 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 FFSB, 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 Town of Newport 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 First Federal Savings Bank of Boston

Nov. 20, 27, Dec. 4, 2015

Legal Notices
REQUEST FOR BIDS

he Town of Kenduskeag Case Memorial Library is now soliciting bids for the following upgrades to the Library Building:

1. Replace existing porch and add a handicap accessible ramp
2. Replace and install 12 windows and 1 storm door
3. Install exterior insulation and vinyl siding of entire building including replacing shutters
4. Install heat pump

Bids must be received in the Town Office by 5:00 pm December 21, 2015. Bids will be considered for individual or all tasks, but bids must be broken down by each task. The Case Memorial Library Trustees reserve the right to accept or reject any or all bids. All successful bidders will be required to provide a certificate of insurance and workers compensation coverage.

Nov. 27, 28, 2015

REDUCED PRICE



EDDINGTON Charming, sunny ranch on 1.67 acs with 2-car garage. Many updates! \$144,900 ERA Dawson 417 Main St, Bgr 944-3361 TriciaQuirk.com



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 2 BR. 38 Wheelden Heights. Sm home, well established neighborhood. easy commute to downtown. Kitchen w/natural wood cabinets & appliances, LR, recessed lighting. \$59,900 Phil Adams Adams RE 990-3929



HAMPDEN 4 BR, 1 full BA & 2-3/4 BA on .34 ac in lovely subdivision. Finished base. w/sep. laundry rm. Sliding glass drs to back deck w/fenced backyard. 2 car att. gar. \$249,900 Nadeau/Bragdon Team ERA Dawson 723-1441/947-3363

NEW LISTING



HAMPDEN Quaint 2BR/1BA cottage and 29 beautiful, green acres! \$169,900 ERA Dawson 417 Main St, Bgr 944-3361 TriciaQuirk.com



HOULTON 3 BR/2 BA Federal style home, hdwd flrs & wdwork. Wrap around porch, metal roof. Exterior was recently painted. \$49,990 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



LA MOINE 4 BR/2BA well laid out fam. compound, 13ac. incl. 2 homes, 1 designed by/for artist, the other for relaxation. incl. heated pool house/pool, garage & 582' on saltwater marsh. Jeff Clark RE/MAX Hills & Harbors 664-0434



MASARDIS 2 BR/2 BA, 94 acs, gar., lg wrap around deck. 10k Christmas trees on site, ready to harvest in 4-5 yrs, equip. incl. Beautiful & income producing! \$329,900 Scot Walker, 538-1765 mainelandbroker.com

Legal Notices

NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered May 1, 2013, as affected by an Order dated October 21, 2015 in the action entitled Federal National Mortgage Association v. Kelly J. Hughes by the Maine District Court, Division of Bangor, Docket No. RE-10-134, wherein the Court adjudged the foreclosure of a mortgage granted by Kelly J. Hughes to Bank of America, N.A. dated October 3, 2007 and recorded in the Penobscot County Registry of Deeds in Book 11154, Page 238, 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

December 17, 2015 commencing at 10:00 a.m. at 45 Court Street, Houlton, Maine

The property is located at 274 Main Road South, Hampden, 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
James M. Garnet, Esq.
1080 Main Street, Pawtucket, RI 02860
(401) 272-1400

Nov. 13, 20 & 27, 2015

Legal Notices

NOTICE OF PUBLIC SALE

By virtue of and in execution of a Judgment of Foreclosure and Sale entered in the Maine Superior Court of Penobscot County on August 4, 2015, in an action entitled James B. Nutter & Company, as Plaintiff, Docket No.: BANSC-RE-14-107, for the foreclosure of a mortgage recorded in the Penobscot County Registry of Deeds in Book 9190, Page 332, the statutory 90 day period having elapsed and expired without redemption, notice is hereby given that there will be sold at public sale at 10:00 a.m. on Monday, December 28, 2015, at the office of Jensen Baird Gardner & Henry, Ten Free Street, Portland, Maine, all and singular the premises described in said mortgage, to which reference is hereby made for a complete description.

The property is located at 31 Wing Street, Bangor, Maine

Terms of Sale: Premises will be sold to the highest bidder. The mortgage holder reserves the right to bid. The purchase price is payable as follows: Five Thousand Dollars (\$5,000.00) in cash, or cashier's check, or cashier's check payable to Jensen Baird Gardner & Henry at the sale as a non-refundable earnest money deposit; the balance in cash, certified check, or cashier's check within thirty (30) days thereafter.

Additional terms will be announced at the sale. The mortgagee's attorney for purposes of this sale is Leslie E. Lowry III, Esquire, Jensen Baird Gardner & Henry, Ten Free Street, P.O. Box 4510, Portland, Maine 04112 (207-775-7271).

Nov. 20, 27, Dec. 4, 2015



MILLINOCKET 3 BR with spacious kit./DR for entertaining. Enjoy sitting on your enclosed porch. Quiet dead end st. Lg 2 bay gar. \$48,999 Nadeau/Bragdon Team, ERA Dawson, 723-1441/947-3363



TA R7 WELS 2 BR/1 BA camp w/227 ft of sandy beach. View of entire Cedar Lake. 1.1 acs. Open flr plan, front porch, septic system. \$169,900 Nadeau/Bragdon Team, ERA Dawson, 723-1441/947-3363



MILLINOCKET Beautiful 3 BR/1 BA w/ 20x10 sun porch & backyard. 1-car det. gar. w/paved drive. Hdwd flrs. Near amenities, shopping schools & snowmobile trails. \$49,900 Nadeau/Bragdon Team, ERA Dawson 723-1441/947-3363



NEWBURGH 3 BR/2 BA log cabin w/lg porch, 3.3 acs hdwd flrs, lg flr. in LR, basement w/fam. rm & complete kit. 2 car det. gar. \$179,900 Nadeau/Bragdon Team ERA Dawson 723-1441/947-3363



OLD TOWN 2BR/2BA, LR w/vaulted ceilings, & skylight. Pvt deck, fenced backyard, 1 car detached gar. Ntrl gas forced hot air furn. \$94,900 Nadeau/Bragdon Team, ERA Dawson 723-1441/947-3363



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



T2 R9 WELS 1 BR/1 BA cabin at base of Mt Katahdin on Millinocket Lake. Redone in 2010, 179 ft water frontage. 62 acs., lg outblds & decks. Yr round rd access. \$169,900 Nadeau/Bragdon Team ERA Dawson 723-1441/947-3363

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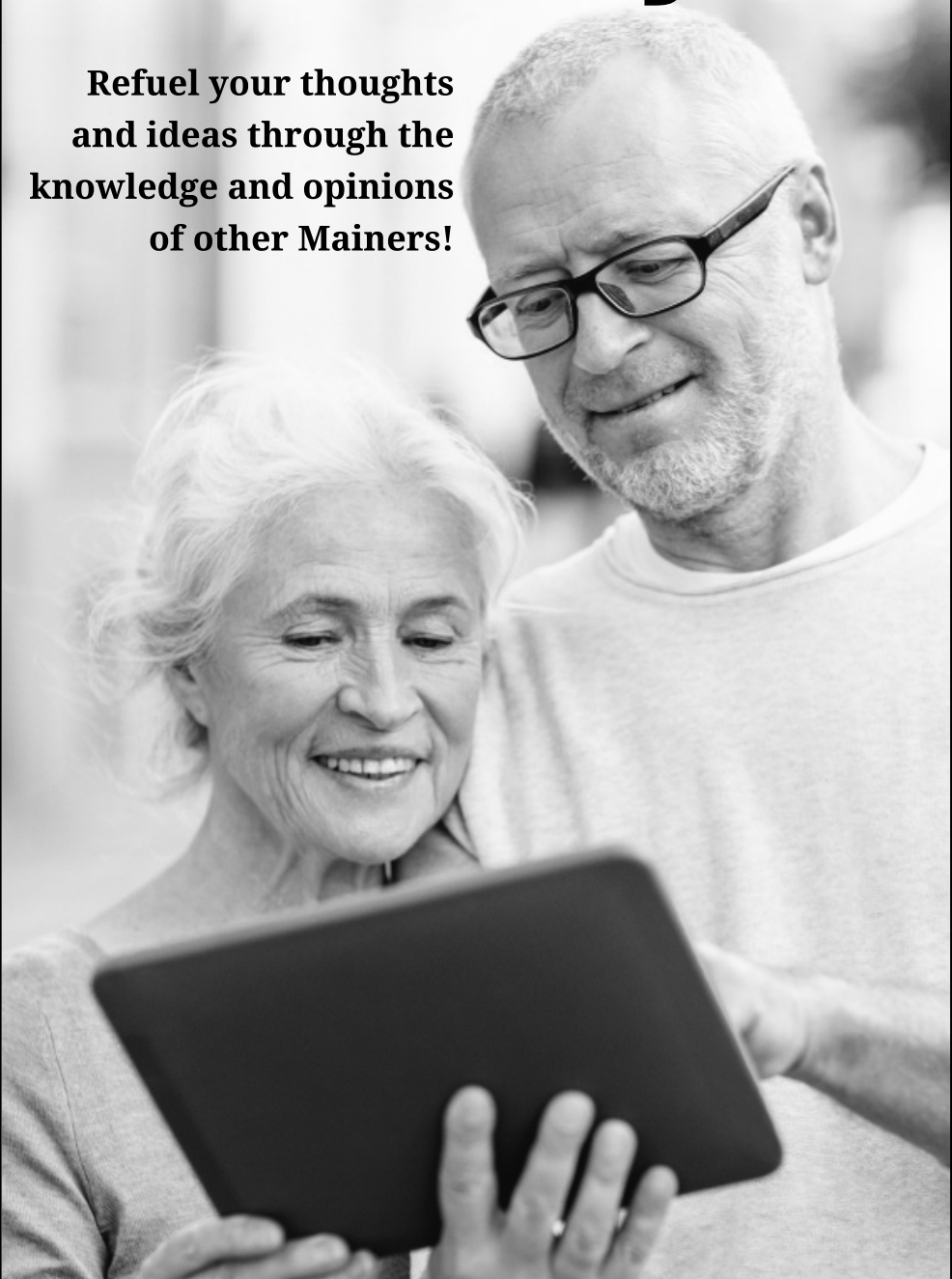
BANGOR Oxford 1989, 14 x 72, renovated 2 BR / 1 BA, oak kitchen, dining room and appliances. New roof, windows, siding & flooring. Shed & deck. Set up in park. Owner financing w/ \$3,000 down. \$276.05/mo. Will consider cash sale. 207-941-5641

LOOK

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