

REAL ESTATE AUCTION R19-263
6, 9 & 10 HEBER DRIVE, DEDHAM, ME



MONDAY, OCTOBER 21ST 2019 @ 10:00 AM

6, 9 & 10 HEBER DRIVE, DEDHAM, ME

PREVIEW: MONDAY, OCTOBER 7TH @ 10-11:00 AM OR BY APPT.

MAP/LOTS 20/017, 20/017.T2, 20/017.T1

± 1.3 ACRES

R19-263 Land / Residential

6, 9 & 10 Heber Drive, Dedham, ME

Map/Lots 20/017, 20/017.T2, 20/017.T1

± 1.3 Acres

Prepared for:

Bangor Savings Bank

Prepared by:

Central Maine Auction Center

Emily Tilton, Auction License #1621

CENTRAL MAINE AUCTION CENTER

44 CONCORD DRIVE, HERMON, MAINE 04401

(207) 848-7027 • CMAUCTIONCENTER.COM

MONDAY, OCTOBER 21ST 2019 @ 10:00 AM

Dear Prospective Bidder:

Bangor Savings Bank and Central Maine Auction Center, in conjunction with Realty of Maine would like to announce auction R19-263. The real estate at 6, 9 & 10 Heber Drive in Dedham, ME, consists of ± 1.3 acres of residential land.

The above property is subject to a \$10,000.00 deposit (nonrefundable to the highest and winning bidder) in CERTIFIED U.S. FUNDS made payable to Bangor Savings Bank (deposited with Auctioneer as qualification to bid). The property will be sold by public auction as is-where is, subject to all outstanding municipal assessments.

Bangor Savings Bank, Central Maine Auction Center and Realty of Maine make no warranties of any kind regarding its title to the property or the physical condition, location or value of the property, or compliance with any applicable federal, state or local law, ordinance and regulation, including zoning, or land use ordinances. Bidders must satisfy themselves to each of those matters as an ordinary and prudent buyer.

For further information regarding the property, the public sale bidding details, and additional terms, contact Central Maine Auction Center.

ADDITIONAL TERMS AND CONDITIONS MAY BE ANNOUNCED BY THE AUCTIONEER ON THE DATE OF THE PUBLIC SALE AND ARE INCORPORATED HEREIN BY REFERENCE.

Central Maine Auction Center is available to assist you with any questions you may have regarding the property or our auction process. Our friendly, professional staff is committed to providing quality service and look forward to seeing you on auction day.

STATE OF MAINE
HANCOCK, ss.

DISTRICT COURT
DISTRICT FIVE
Location: Ellsworth
Docket No. ELL-RE-2018-70

BANGOR SAVINGS BANK,)
)
PLAINTIFF)
)
v.)
)
JUSTIN G. HEBER, Personal)
Representative of the Estate of Joanne G.)
Heber, and)
)
JUSTIN G. HEBER, Successor Trustee of)
the Joanne G. Heber Trust Dated June 30,)
2010,)
)
DEFENDANTS)

*****DISCLAIMER*****

Bangor Savings Bank and Central Maine Auction Company have provided the information contained in this bid package to persons interested in bidding for the property described herein. Each believes the information contained herein to be accurate and complete. ***However, neither Bangor Savings Bank nor Central Maine Auction Company, nor their respective agents, employees or attorneys, make any warranties of any kind as to the accuracy or completeness of the information contained herein.*** Interested bidders are urged to make such an independent investigation as to each of those matters to which an ordinary and prudent buyer would inquire.

Central Maine Auction Center, 44 Concord Drive, Hermon, Maine 04401 ■ (207) 848-7027 ■ www.cmauctioncenter.com ■ Beth Sleeper Roybal, Realty of Maine, 458 Main Street, Bangor, Maine 04401 ■ (207) 942-6310 ■ collectively, Auctioneer

Ryan P. Dumais, Esq., Eaton Peabody, 77 Sewall Street, Suite 3000; P.O. Box 5249, Augusta, Maine 04332-5249 ■ (207) 622-3747 ■ www.eatonpeabody.com ■ Attorneys for Bangor Savings Bank

TERMS AND CONDITIONS OF PUBLIC SALE

Bangor Savings Bank v. Justin G. Heber
Personal Representative of the Estate of Joanne G. Heber et al.
6, 9, 10 Heber Drive, Dedham, Hancock County, Maine

The following are the terms and conditions of the public sale of the real property subject to a Mortgage Deed granted to Bangor Savings Bank by Joanne G. Heber, Trustee of the Joanne G. Heber Trust Dated June 30, 2010, said Mortgage Deed having been foreclosed as described in the Judgment of Foreclosure and Sale dated February 25, 2019, and entered by the Maine District Court, District Five, Location: Ellsworth, Hancock County Maine, in the matter of Bangor Savings Bank v. Justin G. Heber, Personal Representative of the Estate of Joanne G. Heber et al. (Docket No. ELL-RE-2018-70).

1. The property to be sold includes the real estate, together with any improvements thereon, located generally at 6, 9, 10 Heber Drive, Dedham, Hancock County, Maine, more particularly described in the Mortgage Deed from Joanne G. Heber, Trustee of the Joanne G. Heber Trust Dated June 30, 2010 to Bangor Savings Bank dated December 1, 2014, and recorded in the Hancock County Registry of Deeds in Book 6321, Page 300 (the "Property"). No personal property is being sold with the Property, and bidders must satisfy themselves as to the legal character of specific property as real or personal in nature. Bangor Savings Bank reserves the right, but not the obligation, for itself and its assigns, to remove any personal property from the Property without liability of any kind to the purchaser of the Property for any loss, injury, or damage sustained as a result of the storage or removal of any personal property.

2. The sale of the Property is being conducted by Central Maine Auction Center, 44 Concord Drive, Hermon, Maine 04401, Maine Auction License 644, Kevin Tilton, Agency License 22, and Beth Sleeper Roybal, Realty of Maine (collectively, the "Auctioneer"), pursuant to 14 M.R.S. §§ 6203-A et seq. and the Judgment of Foreclosure and Sale referenced above.

3. The public sale will be held on October 21, 2019, at 10:00 a.m. at 6, 9, 10 Heber Drive, Dedham, Maine.

4. Bangor Savings Bank reserves the right to refuse or to accept any unusual or irregular bid for the Property; to hold recesses from time to time during the public sale as the Auctioneer may determine; to adjourn or to continue the public sale from time to time, without notice to any person; and to amend the terms and conditions of the public sale as it deems necessary or desirable, in its sole discretion. Bangor Savings Bank further reserves the right to bid without submitting any deposit and to withdraw any bid made by it. Bangor Savings Bank may withdraw the Property at any time until the Auctioneer announces the completion of the sale.

5. The bidding will be conducted as a public sale. All interested bidders shall be required to register with the Auctioneer and submit a deposit in the amount of Ten Thousand Dollars (\$10,000.00) in cash or certified U.S. funds made payable to Bangor Savings Bank, in order to participate in the public sale. At the completion of the sale, subject to confirmation by Bangor

Savings Bank, the highest bidder will sign a Purchase and Sale Agreement substantially in the form attached hereto. A record of bidding will be maintained by Bangor Savings Bank for its own use.

6. The successful bidder shall apply the bid qualification deposit of Ten Thousand Dollars (\$10,000.00) as a nonrefundable deposit at the time of signing the Purchase and Sale Agreement. The balance of the purchase price payable by the successful bidder shall be paid in certified U.S. funds at the closing to be held on or before thirty (30) calendar days from the date of public sale as set forth in the Purchase and Sale Agreement.

7. Bangor Savings Bank will convey the Property by Release Deed, substantially in the form attached hereto, subject to the following items:

- a. 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).
- b. Any and all encumbrances and easements, whether or not of record in the applicable Registry of Deeds, and any governmentally imposed or required zoning, subdivision, environmental, and other land use restrictions.
- c. Any condition which a physical examination or adequate survey of the Property might reveal.
- d. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by a law, and which may or may not be shown by the public records.
- e. The rights of tenants and persons in possession, if any.
- f. The conveyance will be subject to all outstanding municipal fees, charges, encumbrances, and liens, whether or not of record in the applicable Registry of Deeds, including, but not limited to, water and sewer, and municipal or quasi-municipal taxes.
- g. Any and all real estate transfer taxes, including Bangor Savings Bank's share of such taxes (36 M.R.S. §§ 4641 et seq.), as applicable, shall be paid by the purchaser at closing.

8. In the event that the highest bidder fails to comply with any of the terms and conditions of sale, that bidder's deposit will be retained by the Auctioneer unless the bidding is reopened, there is a new high bid satisfactory to Bangor Savings Bank, and the new highest bidder immediately executes a Purchase and Sale Agreement. Upon close of the bidding and compliance with the terms of the sale, the Auctioneer shall declare that the terms of the sale have been complied with and that the sale is closed.

9. The purchaser's commitment under the Purchase and Sale Agreement will not be contingent upon securing financing or upon any other condition; the purchaser's deposit will not be refunded due to an inability to obtain financing or any other failure by purchaser to perform.

10. The Seller, in selling the Property, is conducting a foreclosure sale. The Property is sold "AS IS, WHERE IS", with all existing defects and without any warranties of any kind, even as to fitness for a particular purpose, habitability, or merchantability. All bidders are invited to inspect the real estate and the public records prior to making a bid. No warranties, guaranties, or representations of any kind are made, and all warranties are disclaimed with respect to any improvements located on the Property, including improvements located underground, the location and/or boundaries of the Property or improvements thereon, title to the Property, environmental compliance, or its compliance with any applicable zoning or land use regulations, law, or ordinances.

The purchaser will assume responsibility and expense for any title search, title examination or title insurance. The Seller shall not be required to execute any title insurance affidavits or similar documents relating to the Property. THE PURCHASER WILL ASSUME RISK OF ANY DEFECTS, AND EACH BIDDER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE AMOUNT BID REFLECTS THE "AS IS, WHERE IS" CONDITION OF THE PROPERTY AND THE ASSUMPTION OF ALL RISKS RELATING TO UNDISCLOSED DEFECTS. EACH BIDDER FURTHER ACKNOWLEDGES AND AGREES THAT SUCH BIDDER IN NO WAY RELIES UPON REPRESENTATIONS MADE BY BANGOR SAVINGS BANK, CENTRAL MAINE AUCTION COMPANY, OR THEIR RESPECTIVE REPRESENTATIVES AND AGENTS.

11. Bangor Savings Bank specifically disclaims, and purchaser acknowledges that Bangor Savings Bank shall not be responsible for or obligated now or at any time in the future to protect, exonerate, defend, indemnify, and save purchaser or its successors or assigns, harmless from and against any loss, damage, cost, expense, clean-up or liability, including, but not limited to, attorneys' fees and court costs, and including, but not limited to such loss, damage, cost, expense, or liability, based on personal injury, death, loss, or damage to property suffered or incurred by any person, corporation, or other legal entity, which may arise out of the presence of any such hazardous or toxic waste, substance, matter, or material on the Property.

12. In the event of loss or damage to the Property after the execution of the Purchase and Sale Agreement and prior to the closing, purchaser shall have the risk of loss.

13. In the case of disputed bidding, Central Maine Auction Company shall be the sole and absolute judge of such dispute.

14. If the purchaser fails to perform at the closing, the purchaser's deposit will be retained by the Auctioneer. A bidder or purchaser whose deposit is retained under this paragraph will also be responsible for any and all consequential damages and additional costs, deficiencies, expenses, and losses suffered as a result of purchaser's failure to perform, including without limitation, reasonable attorneys' fees. Further, Bangor Savings Bank reserves the right either to (a) contact the next highest bidder and allow that party to purchase the Property for the next highest bid as the assignee of the

highest bidder; or (b) hold a new sale of the Property. Bangor Savings Bank shall have no obligation, and specifically disclaims any responsibility, to provide notice of any kind to any person subsequent to the public sale.

15. All of the terms and conditions set forth in the notice of public sale published in the Ellsworth American on September 19, 26, and October 3, 2019, are deemed to be incorporated herein by reference.

16. In the event of any conflict between these Terms and Conditions of Sale and the Purchase and Sale Agreement, the Purchase and Sale Agreement shall control.

17. OTHER OR ADDITIONAL TERMS MAY BE ANNOUNCED AT THE PUBLIC SALE, IN WHICH EVENT SUCH TERMS AND CONDITIONS SHALL BE DEEMED TO BE INCORPORATED HEREIN BY REFERENCE.

18. Applicable Law: You have signed a written binding contract agreeing to the terms and conditions of sale and understand that any bid you make falls under the Maine Auction Law, Title II, Section 2-328, of the Uniform Commercial Code and the Statute of Frauds. Maine auctions are under the jurisdiction of the State of Maine Department of Professional and Financial Regulations, Board of Licensure of Auctioneers, 35 State House Station, Augusta, Maine 04330.

PURCHASE AND SALE AGREEMENT

BANGOR SAVINGS BANK, a Maine banking corporation having a place of business in Bangor, Maine (the "Seller"), and _____, whose address is _____, _____ ([collectively], the "Purchaser"), for consideration paid, agree as follows:

1. Purchase and Sale of Property: Subject to the terms and conditions set forth herein, the Seller hereby agrees to sell to the Purchaser, and the Purchaser hereby agrees to purchase from the Seller the real estate, together with any improvements thereon, located generally at 6, 9, 10 Heber Drive, Dedham, Hancock County, Maine, being more particularly described in a Mortgage Deed from Joanne G. Heber, Trustee of the Joanne G. Heber Trust Dated June 30, 2010 to Bangor Savings Bank, dated December 1, 2014, and recorded in the Hancock County Registry of Deeds in Book 6321, Page 300, the legal description therein being incorporated herein by reference (the "Property").

2. Purchase Price: The purchase price for the Property is (bid amount) _____. The Purchaser has this day deposited cash or certified U.S. funds made payable to Bangor Savings Bank in the amount of Ten Thousand Dollars (\$10,000.00), receipt of which nonrefundable deposit is acknowledged by the Auctioneer's signature below. The balance of the total purchase price shall be paid in certified U.S. funds made payable to Bangor Savings Bank at closing. For the sake of convenience, the amounts required to be paid in accordance with this paragraph are as follows:

[a] Total Purchase Price (bid amount) \$ _____

[b] Non-refundable Deposit \$ 10,000.00

[c] Additional Deposit (if any) \$ _____

[d] Total Deposits ([b] + [c]) \$ _____

[e] Balance Due at Closing ([a] - [d]) \$ _____

3. Closing: The closing shall take place at Eaton Peabody, 77 Sewell Street, Suite 3000, Augusta, Maine 04330, or at such other place as may be agreed between the parties, on or before thirty (30) calendar days from the date of this Agreement, at a date and time mutually agreeable to the parties. Notwithstanding the foregoing, Seller may elect to effectuate the closing by mail.

4. Title: Purchaser shall be solely responsible for any expense related to any title or UCC search, title examination, or title insurance. In the event Purchaser elects to utilize a certain specimen title insurance policy provided by Seller, Purchaser shall pay the cost of the title insurance premium for issuing a final policy and any additional costs of title search and examination. In the event that Seller has provided to Purchaser copies of title abstracts, policies, or other title or survey information, Purchaser acknowledges that Seller shall have no responsibility or liability in connection therewith, it being understood that Purchaser is relying solely upon the title search ordered by it and the final title evidence issued as a result of said title search. Purchaser will assume

responsibility and expense for any title search, title examination or title insurance. Seller shall not be required to execute any title insurance affidavits or similar documents relating to the Property.

5. Deed: Seller shall, on the date of closing, execute and deliver to Purchaser a Release Deed conveying the Property to Purchaser in fee simple, substantially in the form attached hereto. Seller makes no warranties, guaranties, or representations of any kind or nature concerning the value of the Property, the physical condition of or title to the Property or any improvements located thereon, including improvements located underground, the location and/or boundaries of the Property or improvements thereon, environmental compliance, or compliance with any applicable federal, state, or local law, ordinance, or regulation. Further, the Property is specifically sold without any express or implied warranties of habitability or title, and is sold "AS IS, WHERE IS". Purchaser will assume risk of any defects and expressly acknowledges and agrees that the purchase price reflects the "AS IS, WHERE IS" condition of the Property and the assumption of all risks relating to undisclosed defects, known or unknown to Seller. Purchaser acknowledges they had an opportunity to inspect the real estate and the public records prior to execution of this Agreement. Purchaser further acknowledges and agrees that Purchaser in no way relied upon representations made by Seller or any of its employees, agents, representatives or attorneys. In the event that more than one purchaser executes this Agreement, the deed from Seller to Purchaser will be a deed to Purchaser as tenants in common unless otherwise indicated below.

Purchaser's election as to the form of ownership in the deed of conveyance from Seller (if no election is made, a deed to multiple parties shall be to the grantees as tenants in common):

- ☐ joint tenancy
- ☐ tenancy in common
- ☐ not applicable (e.g. the Purchaser is an individual, corporate entity, or trustee)

Notwithstanding the foregoing, the Purchaser expressly acknowledges and agrees that the Purchaser shall be responsible for confirming the form of tenancy set forth in the deed of conveyance and that the Seller shall have no responsibility or liability therefor.

6. Residential Real Property Disclosures: The Purchaser acknowledges that this transaction is exempt from the residential property disclosure requirements of Title 33, Chapter 7, Subchapter 1-A of the Maine Revised Statutes.

7. Personal Property. The Purchaser acknowledges that there are or may be items of personal property situated on or in the Property, and that the Seller is not conveying any interest in such personal property to the Purchaser. The Purchaser further acknowledges that the Seller has made and will make no representations as to the legal character of specific property as real or personal in nature. The Seller reserves the right, but not the obligation, for itself and its assigns, to remove any personal property from the Property without liability of any kind to the Purchaser of the Property for any loss, injury, or damage sustained as a result of the storage or removal of any personal property.

8. Purchaser's Default: In the event the Purchaser fails to fulfill any of the Purchaser's obligations hereunder, including failure to tender the deposits as required hereunder, then the Seller shall retain the Purchaser's said deposits, and may, at the Seller's option, pursue any remedies at law or equity, including specific performance.

9. Encumbrances, Liens and Assessments; Taxes: The Purchaser acknowledges and agrees that the Property will be sold at closing subject to (a) 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); (b) any and all encumbrances and easements, whether or not of record in the applicable Registry of Deeds, and any governmentally imposed or required zoning, subdivision, environmental, and other land use restrictions; (c) any condition which a physical examination or adequate survey of the Property might reveal; (d) 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; (e) the rights of tenants and persons in possession, if any; (f) all outstanding municipal fees, charges, encumbrances, and liens, whether or not of record in the applicable Registry of Deeds, including, but not limited to, water and sewer, and municipal or quasi-municipal taxes; (g) all transfer taxes and sales taxes assessed by the State of Maine, including the Seller's share of such taxes (36 M.R.S. §§ 4641 et seq.), as applicable, shall be paid by the Purchaser at closing.

10. Broker's Commission: The parties agree that in the event a broker is owed, or claims to be owed, a commission in connection with the Purchaser's purchase of the Property, the party having secured the services of that broker shall be solely responsible for satisfying such claim for commission.

11. Risk of Loss: Purchaser acknowledges and agrees that all risk of loss or damage to the Property prior to the closing shall be borne by Purchaser.

Seller specifically disclaims, and Purchaser acknowledges that Seller shall not be responsible for or obligated now or at any time in the future to protect, exonerate, defend, indemnify, or hold Purchaser or its successors or assigns, harmless from and against any loss, damage, cost, expense, clean-up or liability, including, but not limited to, attorneys' fees and court costs, and including, but not limited to such loss, damage, cost, expense, or liability, based on personal injury, death, loss, or damage to property suffered or incurred by any person, corporation, or other legal entity, which may arise out of the presence of any such hazardous or toxic waste, substance, matter, or material on the Property.

12. Representations; Construction: The Purchaser acknowledges that the Purchaser has not relied upon any oral or written representation of the Seller, or any of the Seller's employees, agents, or attorneys. The Purchaser agrees that in the event of any ambiguity as to the meaning or intent of the terms or obligations set forth herein, or any documents executed in connection herewith, such ambiguous term or provision shall not be construed more favorably to one party than to another.

13. Limitation on Purchaser Damages: The Purchaser agrees that in any dispute or action arising out of this Agreement, or the matters described herein, the damages to which the Purchaser may be due at any time and as against the Seller for any reason shall be specifically limited to the amount of the Purchaser's deposit, repayable without interest, and that under no circumstances may such damages include any claim for punitive damages, lost profits or investment opportunities, or attorneys' fees.

14. Waiver of Jury Trial: The Purchaser agrees that in the event of any dispute as between the Purchaser and the Seller and relating to the subject matter of this Agreement, or the property hereby contemplated to be transferred by the Seller to the Purchaser, such dispute shall (unless the Seller shall have demanded arbitration as set forth in this Agreement) be tried before a single Justice of the Superior Court for the County in which the Property is located, sitting without a jury.

15. Arbitration: The Purchaser agrees that in any dispute or controversy with the Seller as to the terms of this Agreement, or with respect to the matters described herein, and whether sounding in contract or tort, shall, at the election of the Seller and at any time, be resolved by binding arbitration in accordance with the applicable provisions of the Maine Uniform Arbitration Act, at 14 M.R.S. §§ 5927 et seq. and as the same may be amended from time to time. The Seller may further elect to submit less than all disputes or controversies as between the Purchaser and the Seller to binding arbitration. Nothing herein shall be construed as limiting the rights or remedies of the Seller pursuant to this Agreement or any document or agreement as between the Purchaser and the Seller and at any time, whether or not the Seller shall have previously demanded such arbitration.

16. Binding Effect; Assignment: This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, personal representatives, and permitted assigns, except that the Purchaser may not assign this Agreement to any party without the Seller's written consent. The Purchaser's obligations and liability to the Seller pursuant to this Agreement expressly shall survive any such assignment.

17. Severability: If any provision of this Agreement is found to be invalid or unenforceable, such finding shall not affect the validity or enforceability of any other provision hereof.

18. Incorporation of Provisions: This Agreement expressly incorporates the terms and conditions of sale set forth in the Terms and Conditions of Public Sale distributed by the Auctioneer to registered bidders at the time of registration to bid, and, if applicable, further incorporates the terms and conditions of sale as announced by the Auctioneer at the public sale conducted on October 21, 2019.

19. Entire Agreement; Governing Law: This Agreement, including the incorporated provisions and the Disclosure, constitutes the entire agreement between the parties, supersedes all prior negotiations and understandings, and shall not be altered or amended, except by written amendment signed by the Seller and the Purchaser. This Agreement shall be governed by Maine law. For purposes hereof, the date of this Agreement is October 21, 2019.

20. Time for Performance: TIME IS OF THE ESSENCE. Should the Purchaser default in any obligation under this Agreement, the Purchaser agrees to indemnify and hold the Seller harmless from any resulting or consequential loss, claim, or damage of any kind whatsoever, including but not limited to any attorneys' fees incurred by the Seller.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate originals on the day, month, and year written below.

WITNESSES:

BANGOR SAVINGS BANK

By _____
Jennifer Dugan Date
Its Vice President

Purchaser Date
Social Security Number/Tax Identification Number

Purchaser Date
Social Security Number/Tax Identification Number

CENTRAL MAINE AUCTION COMPANY

By _____
Date

RELEASE DEED

DLN # _____

BANGOR SAVINGS BANK, a Maine banking corporation with a place of business in Bangor, Penobscot County, Maine, for consideration paid, releases to _____, of _____, _____, having a mailing address of _____, said Grantee being the high bidder at public sale, any and all right, title and interest in and to four lots or parcels of land, together with any buildings thereon, situated in Dedham, Hancock County, Maine, described as follows:

LOT ONE: First Parcel: A certain lot or parcel of land bounded as follows: Commencing at a point on the shore of Green Lake formerly Reed's Pond at the west corner of land formerly belonging to Carroll L. Ricker and sold to him by Michael Quinn, and since owned by Christopher Toole; thence north by the west line of said Toole land to the north line of Range eleven (11); thence west on the north line of Range eleven (11) fifty (50) feet; thence at right angles southerly and parallel to the Toole line first mentioned to the shore of said Green Lake; thence easterly by the shore of said Lake to the point of beginning.

Second Parcel: A certain lot or parcel of land bounded as follows: Beginning on the County Road on the west side of the Two Mile Strip line and following the road westerly fifty (50) feet; thence southerly parallel with the Two Mile Strip to the eleventh range; thence on the eleventh range to the Two Mile Strip line; and then on the Two Mile Strip line to the starting point.

Third Parcel: A certain lot or parcel of land bounded as follows: Beginning at a point at low water mark on the shore of Green Lake between the land hereby conveyed and land formerly of Gould and running North 3 1/2° east following said line two hundred eighty-seven feet more or less to the center of the Town Road leading from Green Lake Station to Merrills Mills; thence in a generally easterly direction but always following the center of said Town Road one hundred seventy-five feet more or less to the west line of a lot of land conveyed to E. B. Burr by Abel Hunt and Charles York, said deed being recorded in Hancock Registry of Deeds, Volume 317, Page 405, thence southwesterly following the west line of said land of Burr to a stake driven in the beach at low water mark of said lake; thence in a generally westerly direction following the line of low water mark one hundred twenty feet more or less to the point of beginning.

Fourth Parcel: A certain lot or parcel of land bounded as follows: Beginning at a point on the northerly shore of Green Lake, aforesaid, at the westerly end of a cement wall, said point beginning about thirty-eight feet westerly from the present dividing line between land now or formerly occupied by Fred L. Greely; thence in a generally northerly direction parallel with the said dividing line one hundred ninety feet more or less to the road running easterly to the Hatchery; the thence easterly on and by said road thirty-eight feet to an iron stake in said dividing line; thence southerly on and by said dividing line one hundred and ninety feet more or less to the shore of Green Lake; thence westerly on and by the shore of Green Lake thirty-eight feet more or less to the point of beginning.

LOT TWO: A certain lot or parcel of land situate in said Dedham, and bounded and

described as follows, viz: Beginning at an iron stake from the County road on the east side of the two mile strip, following said line twenty (20) rods; thence easterly eight (8) rods and thence twenty (20) rods back to said County Road; and thence on the said road eight (8) rods to the starting point, continuing one (1) acre, more or less, and being the same premises described in a deed from M. Quinn to Horace F. Lord, dated September 5, 1907, and recorded in the Hancock County Registry of Deeds in Book 443, page 108. For the grantor's source of title to the premises above described, reference is made to deed from Horace W. Chapman dated May 15, A.D. 1945, recorded in the Hancock County Registry of Deeds in Book 706, page 43. Being the same premises conveyed to the grantor herein by Burnett L. Grant by deed dated June 26, 1954, recorded in said Registry of Deeds in Vol. 762, page 541.

LOT THREE: A certain lot or parcel of land in Dedham, County of Hancock, State of Maine, situate on the north side of the road leading from the Green Lake Station to the former U. S. Fish Hatchery being bounded on the north by land of John T. Quinn formerly of the Quinn heirs, on the west by land now occupied by Leland C. Higgins and his mother, Mertie E. Higgins, on the south by the aforementioned Town Road, on the east by land conveyed by John T. Quinn to Malcolm M. Heber and Joanne G. Heber by deed dated October 18, 1968, recorded in Hancock Registry of Deeds in Volume 1069, Page 436. The above mentioned lot is also more particularly described as follows: Beginning at the southwest corner of the land conveyed to Malcolm M. Heber and Joanne G. Heber by John T. Quinn, as aforesaid, thence in a westerly direction on and by the Town Road 12 rods to an iron stake in the ground; thence in a northerly direction and parallel with the west line of the lot conveyed to the said Hebers by John T. Quinn, as aforesaid, 20 rods to an iron stake in the ground; thence in a general easterly direction and parallel with the Town Road a distance of 12 rods to the northwest corner of the land conveyed to the Hebers by John T. Quinn, as aforesaid, thence in a general southerly direction following the west line of the Quinn to Heber lot a distance of 20 rods to the place of beginning.

LOT FOUR: A certain lot or parcel of land located in Dedham, in the County of Hancock, and State of Maine, more particularly described as follows, to wit:

One and one-half acre cottage lot, at Green Lake, bounded north by the land of R. Higgins, east by land of Quinn Heirs, South by land of H. Chapman Heirs and West by town road. Cottage on above described lots. Woodhouse on above described lots.

The lot thus described is further identified as the lot described in deed from Alex White to Albert L. Nickerson dated May 9, 1918, and recorded with said Deeds in Book 539, Page 497, as follows:

Lying on the North side of the road leading from Green Lake Station to the U.S. Fish Hatchery and bounded and described as follows, to wit: - Commencing at the Southwest corner of land sold by me (Michael Quinn) to Horace F. Lord thence westerly on and by said road twelve rods to an iron rod thence northerly and parallel with said Lord's west line twenty rods to an iron rod; thence Easterly twelve rods to said Lord's west line thence by said Lord's west line twenty rods to the place of beginning being all and the same premises conveyed to me by Michael Quinn by deed recorded in Hancock Registry of Deeds in Book 452 Page 550.

Lot Four is subject to the following:

a. Easement from Joanne G. Heber to Bangor Hydro-Electric Company dated April 3, 1990, and recorded in the Hancock County Registry of Deeds in Book 1808, Page 476; and

b. Prescriptive Easement granted to Joey A. Drillen by virtue of Order Granting Prescriptive Easement, dated October 24, 2000, recorded in Book 3384, Page 136.

Excepting and reserving from the above described premises, the property described in the Partial Release of Mortgage dated January 15, 2019, and recorded in the Hancock County Registry of Deeds in Book 6933, Page 74.

Subject to all outstanding municipal fees, charges, encumbrances, and liens, whether or not of record in the Hancock County Registry of Deeds. Further subject to all real estate transfer taxes.

For Grantor's source of title, reference may be had to the Mortgage Deed granted by Joanne G. Heber, Trustee of the Joanne G. Heber Trust Dated June 30, 2010 to Bangor Savings Bank dated December 1, 2014, and recorded in the Hancock County Registry of Deeds in Book 6321, Page 300 (the "Mortgage"). The Grantor foreclosed the Mortgage by virtue of a Judgment of Foreclosure and Sale dated February 25, 2019 and entered by the Maine District Court, District Five, Location: Ellsworth, Hancock County, Maine, in the matter of Bangor Savings Bank v. Justin G. Heber, Personal Representative of the Estate of Joanne G. Heber et al. (Docket No. ELL-RE-2018-70), said judgment having been recorded in said Registry in Book 6947, Page 89. This deed is a conveyance of all right, title, and interest of the Grantor, and of all parties to said action, in and to the property described herein pursuant to 14 M.R.S. § 6323.

For purposes of compliance with 14 M.R.S. § 6323(1):

Newspaper in which publication occurred: Ellsworth American.

Dates of Publication: September 19, 26, and October 3, 2019.

Sale Date¹: October 21, 2019.

IN WITNESS WHEREOF, Bangor Savings Bank has caused this instrument to be signed by its undersigned officer, duly authorized, this _____ day of October, 2019.

WITNESS:

BANGOR SAVINGS BANK

By _____
Jennifer Dugan
Its Vice President

¹ In the event the public sale was adjourned and continued from the date reflected in the notice of public sale as published by such newspaper, such continuance was accomplished in accordance with 14 M.R.S. § 6323(1).

State of Maine
Penobscot, ss.

October ____, 2019

Personally appeared the above-named Jennifer Dugan, Vice President of Bangor Savings Bank, and acknowledged before me the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of Bangor Savings Bank.

Notary Public/Attorney-at-Law

Print or type name as signed

NOTICE OF PUBLIC SALE

14 M.R.S. § 6323

Notice is hereby given that in accordance with a Judgment of Foreclosure and Sale dated February 25, 2019, which judgment was entered on February 25, 2019 by the Maine District Court, District Five, Location: Ellsworth, Hancock County, Maine in the case of **Bangor Savings Bank v. Justin G. Heber, Personal Representative of the Estate of Joanne G. Heber et al.**, Docket No. ELL-RE-2018-70, and wherein the Court adjudged a foreclosure of a Mortgage Deed granted by Joanne G. Heber, Trustee of the Joanne G. Heber Trust Dated June 30, 2010, dated December 1, 2014, and recorded in the Hancock County Registry of Deeds in Book 6321, Page 300, the period of redemption from said judgment having expired, a public sale will be conducted on October 21, 2019, commencing at 10:00 a.m. at 6, 9, 10 Heber Drive, Dedham, Maine. The property to be sold is further described on the Town of Dedham Tax Maps at Map 20, Lots 17; 17.T1; and 17.T2. 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 Ten Thousand Dollars (\$10,000.00) by cash or certified check payable to Bangor Savings Bank, and must sign a Purchase and Sale Agreement with Bangor 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 Dedham, 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. Bangor 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 mortgagors 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 by the auctioneer at the time of the sale.

For further information, contact Central Maine Auction Center, 44 Concord Road, Hermon, Maine 04401 ■ (207) 848-7027 ■ www.cmauctioncenter.com

**RE Account 1162 Detail
as of 09/12/2019**

Name: HEBER, JOANNE G TRUST

Location: 6 HEBER DR

Acreage: 1.3 Map/Lot: 20/017

Book Page: B5891P324

Land: 194,200

Building: 189,100

Exempt 0

Total: 383,300

2019-1 Period Due:

1) 5,577.02

Ref1:

Mailing c/o JUSTIN HEBER

Address: 5 RUE PIERRE ALLIO 56400 BRECH
FRANCE

Year	Date	Reference	P	C	Principal	Interest	Costs	Total
2019-1	R				5,577.02	0.00	0.00	5,577.02
2018-1	L *				5,462.03	378.09	67.60	5,907.72
2017-1	L *				2,013.46	140.94	0.00	2,154.40
2016-1	L *				0.00	0.00	0.00	0.00
2015-1	R				0.00	0.00	0.00	0.00
2014-1	R				0.00	0.00	0.00	0.00
2013-1	R				0.00	0.00	0.00	0.00
2012-1	R				0.00	0.00	0.00	0.00
2011-1	R				0.00	0.00	0.00	0.00
2010-1	R				0.00	0.00	0.00	0.00
Account Totals as of 09/12/2019					13,052.51	519.03	67.60	13,639.14

Per Diem

2018-1	1.0621
2017-1	0.3915
Total	1.4536

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

Map Lot 20/017

Account 1162

Location 6 HEBER DR

Card 1 Of 1 9/12/2019

HEBER, JOANNE G TRUST c/o JUSTIN HEBER 5 RUE PIERRE ALLIO 56400 BRECH FRANCE B5891P324			Property Data			Assessment Record										
			Neighborhood 2 2			Year	Land	Buildings	Exempt	Total						
			Tree Growth Year 0			2010	170,000	238,700	16,000	392,700						
			X Coordinate 0			2011	170,000	238,700	16,000	392,700						
			Y Coordinate 0			2012	170,000	116,505	16,000	270,505						
			Zone/Land Use 48 Waterfront			2013	170,000	116,505	16,000	270,505						
			Secondary Zone			2016	194,200	189,100	21,000	362,300						
						2017	194,200	189,100	26,000	357,300						
			Topography 2 ROLLING 2 ROLLING			2018	194,200	189,100	0	383,300						
						1.LEVEL 4.BELOW ST 7.ROUGH 2.ROLLING 5.LOW 8. 3.ABOVE ST 6.SWAMPY 9.										
Utilities 4 DRILLED WELL 7 SEPTIC																
1.SUMMER 4.DR WELL 7.SEPTIC 2.WATER 5.DUG WELL 8.SPRING 3.SEWER 6.LAKE WTR 9.NONE																
Street 1 PAVED																
1.PAVED 4.PROPOSED 7. 2.SEMI IMP 5. 8. 3.GRAVEL 6. 9.NONE																
Inspection Witnessed By: X <div>Date</div>			0			Land Data										
			SPRINGWORK YEAR 0													
			Sale Data			Front Foot 11.Road Class 1 12.Road Class 2 13.Road Class 3 14. 15.			Type		Effective		Influence		Influence Codes	
			Sale Date								Frontage	Depth	Factor	Code		
			Price						Square Foot		Square Feet					
Sale Type			Square Foot 16. 17. 18. 19. 20.													
1.LAND 4.MOBILE 7. 2.L & B 5.OTHER 8. 3.BUILDING 6. 9.																
Financing																
1.CONVENT 4.SELLER 7.UNKNOWN 2.FHA/VA 5.PRIVATE 8. 3.ASSUMED 6.CASH 9.UNKNOWN																
Validity																
1.VALID 4.SPLIT 7.RENOVATE 2.RELATED 5.PARTIAL 8.OTHER 3.DISTRESS 6.EXEMPT 9.			Fract. Acre 21.Homesite (Frac 22.Baselot (Frac 23. Acres 24.Homesite 25.Baselot 26.Frontage 1 27.Frontage 2 28.Rear Land 1 29.Rear Land 2			Acres/Sites										
Verified																
1.BUYER 4.AGENT 7.FAMILY 2.SELLER 5.PUB REC 8.OTHER 3.LENDER 6.MLS 9.CONFID																
Notes: <div>Dedham</div>						Total Acreage		1.30		1.USE 2.R/W 3.TOPOGRAPHY 4.SIZE/SHAPE 5.ACCESS 6.RESTRICTIONS 7.VACANCY 8.SEMI-IMPROVED 9.FRACTIONAL Acres 30.Rear Land 3 31.Rear Land 4 32.Pasture 33.Crop 34.Horticul 1 35.Horticul 2 36.Orchard 37.Softwood TG 38.Mixed Wood TG 39.Hardwood TG 40.Wasteland 41.Gravel Pit 42.Mobile Home Pa 43.Golf Course 44.Lot Improvemen 45.Mobie Home Hoo						


Dedham

Map Lot 20/017

Account 1162

Location 6 HEBER DR

Card 1 Of 1 9/12/2019

Building Style 1 Conventional	SF Bsmt Living 420	Layout 1 Typical
1.Conv. 5.Colonial 9.Condo	Fin Bsmt Grade 9 100	1.Typical 4. 7.
2.Ranch 6.Split 10.Log	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Other	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Cottage 12.Gambrel	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Radiant 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.3.50	Cool Type 0% 9 None	Insulation 1 Full
2.2 5.1.75 8.4	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Shingles 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vinyl 6.Brick 10.Alum	1.Modern 4.Obsolete 7.	Grade & Factor 3 Average 100%
3.Compos. 7.Single 11.Log	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grad
4.Asbestos 8.Concrete 12.Stone	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.MS Grade
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled R	1.Modern 4.Obsolete 7.	SQFT (Footprint) 840
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 6 Good
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 2	Phys. % Good 0%
Year Built 1960	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1990	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 1	1.Incomp 4.Plb/Heat 7.
1.Concrete 4.Wood 7.		2.O-Built 5. 8.Frac Sha
2.C Block 5.Slab 8.		3.Style 6. 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.Crawl Sp 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt 7.		2.Refusal 5.Estimate 8.Exist R
2.Damp 5. 8.		3.Informed 6.Hanger 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.Exist R
		3.Tenant 6.Other 9.For Sale

Date Inspected 10/08/2015

Additions, Outbuildings & Improvements								Sound Value
Type	Year	Units	Grade	Cond	Phys.	Funct.		
21 Open Frame	1990	348	3 100	4	0 %	100 %		1.One Story Fram
7 1 Story Bsmt	1970	336	3 100	4	0 %	100 %		2.Two Story Fram
7 1 Story Bsmt	1970	336	3 100	4	0 %	100 %		3.Three Story Fr
26 1sFr Overhang	1970	338	3 100	4	0 %	100 %		4.1 & 1/2 Story
33 Masonry Garage	1960	1000	3 100	4	0 %	100 %		5.1 & 3/4 Story
					%	%		6.2 & 1/2 Story
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Finished 1/2 S
					%	%		26.1sFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



Dedham
4:28 PM

**RE Account 1163 Detail
as of 09/12/2019**

09/12/2019
Page 1

Name: HEBER, JOANNE G TRUST & HEBER, JOANNE G -
TRUSTEE
Location: 9 HEBER DR
Acreage: 0 Map/Lot: 20/017.T2
Book Page:

Land: 0
Building: 60,100
Exempt 0
Total: 60,100

2019-1 Period Due:
1) 874.46

Ref1:
Mailing c/o JUSTIN HEBER
Address: 5 RUE PIERRE ALLIO 56400 BRECH
FRANCE

Year	Date	Reference	P	C	Principal	Interest	Costs	Total
2019-1	R				874.46	0.00	0.00	874.46
2018-1	L *				856.43	59.28	67.60	983.31
2017-1	L *				60.68	4.57	0.00	65.25
2016-1	R				0.00	0.00	0.00	0.00
2015-1	R				0.00	0.00	0.00	0.00
2014-1	R				0.00	0.00	0.00	0.00
2013-1	R				0.00	0.00	0.00	0.00
2012-1	R				0.00	0.00	0.00	0.00
2011-1	R				0.00	0.00	0.00	0.00
Account Totals as of 09/12/2019					1,791.57	63.85	67.60	1,923.02

Per Diem

2018-1	0.1665
2017-1	0.0118
Total	0.1783

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

Map Lot 20/017.T2

Account 1163

Location 9 HEBER DR

Card 1 Of 1 9/12/2019

HEBER, JOANNE G TRUST
 HEBER, JOANNE G - TRUSTEE
 c/o JUSTIN HEBER
 5 RUE PIERRE ALLIO 56400 BRECH
 FRANCE

HEBER, JOANNE G TRUST HEBER, JOANNE G - TRUSTEE c/o JUSTIN HEBER 5 RUE PIERRE ALLIO 56400 BRECH FRANCE			Property Data			Assessment Record									
			Neighborhood 2 2			Year	Land	Buildings	Exempt	Total					
						2010	0	0	0	0					
						2011	0	0	0	0					
						2012	0	45,405	0	45,405					
			Zone/Land Use 48 Waterfront			2013	0	45,405	0	45,405					
						2016	0	60,100	0	60,100					
			Secondary Zone			2017	0	60,100	0	60,100					
						2018	0	60,100	0	60,100					
						Topography 2 ROLLING 2 ROLLING									
Utilities 4 DRILLED WELL 7 SEPTIC															
			1.SUMMER 4.DR WELL 7.SEPTIC 2.WATER 5.DUG WELL 8.SPRING 3.SEWER 6.LAKE WTR 9.NONE												
			Street 1 PAVED												
						Land Data									
Inspection Witnessed By:			Front Foot		Type	Effective		Influence		Influence Codes					
						Frontage	Depth	Factor	Code						
			11.Road Class 1				%		1.USE						
			12.Road Class 2				%		2.R/W						
			13.Road Class 3				%		3.TOPOGRAPHY						
14.				%		4.SIZE/SHAPE									
15.				%		5.ACCESS									
				%		6.RESTRICTIONS									
				%		7.VACANCY									
X		Date	Sale Data		Square Foot		Acreage/Sites		Total Acreage 0.00		8.SEMI-IMPROVED				
											9.FRACTIONAL				
No./Date	Description	Date Insp.	Sale Type		Acres		Acres		Acres		9.FRACTIONAL				
											1.LAND 4.MOBILE 7.	2.L & B 5.OTHER 8.	3.BUILDING 6. 9.	30.Rear Land 3	
			Financing		Acres		Acres		Acres		31.Rear Land 4				
											1.CONVENT 4.SELLER 7.UNKNOWNN	2.FHA/VA 5.PRIVATE 8.	3.ASSUMED 6.CASH 9.UNKNOWNN	32.Pasture	
Notes:			Validity			Acres		Acres		Acres		33.Crop			
												1.VALID 4.SPLIT 7.RENOVATE	2.RELATED 5.PARTIAL 8.OTHER	3.DISTRESS 6.EXEMPT 9.	34.Hortical 1
												1.BUYER 4.AGENT 7.FAMILY	2.SELLER 5.PUB REC 8.OTHER	3.LENDER 6.MLS 9.CONFID	35.Hortical 2
						Verified			Acres		Acres		36.Orchard		
													1.SUMMER 4.DR WELL 7.SEPTIC	2.WATER 5.DUG WELL 8.SPRING	3.SEWER 6.LAKE WTR 9.NONE

Dedham

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

Dedham


Dedham

Map Lot 20/017.T2

Account 1163

Location 9 HEBER DR

Card 1 Of 1 9/12/2019

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Condo	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Log	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Other	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Cottage 12.Gambrel	1.HWBB 5.FWA 9.No Heat	Attic 1 1/4 Finished
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 1 One Story	4.Radiant 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.3.50	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.4	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Shingles 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vinyl 6.Brick 10.Alum	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 110%
3.Compos. 7.Single 11.Log	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grad
4.Asbestos 8.Concrete 12.Stone	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.MS Grade
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled R	1.Modern 4.Obsolete 7.	SQFT (Footprint) 720
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1930	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1993	# Addn Fixtures 0	Functional Code 9 None
Foundation 2 Concrete Block	# Fireplaces 0	1.Incomp 4.Plb/Heat 7.
1.Concrete 4.Wood 7.		2.O-Built 5. 8.Frac Sha
2.C Block 5.Slab 8.		3.Style 6. 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 1 1/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.Crawl Sp 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 5 Estimated
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt 7.		2.Refusal 5.Estimate 8.Exist R
2.Damp 5. 8.		3.Informed 6.Hanger 9.
3.Wet 6. 9.		Information Code 5 Estimate
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.Exist R
		3.Tenant 6.Other 9.For Sale

Date Inspected 10/08/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
1 One Story Frame	1993	192	3 100	4	0 %	100 %		1.One Story Fram
21 Open Frame	1958	184	3 100	4	0 %	100 %		2.Two Story Fram
					%	%		3.Three Story Fr
					%	%		4.1 & 1/2 Story
					%	%		5.1 & 3/4 Story
					%	%		6.2 & 1/2 Story
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Finished 1/2 S
					%	%		26.1sFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic



**RE Account 1161 Detail
as of 09/12/2019**

Name: HEBER, JOANNE G TRUST & HEBER, JOANNE G -
TRUSTEE
Location: 10 HEBER DR
Acreage: 0 Map/Lot: 20/017.T1
Book Page: B5891P324

Land: 0
Building: 77,200
Exempt: 0
Total: 77,200

2019-1 Period Due:
1) 1,123.26

Ref1:
Mailing c/o JUSTIN HEBER
Address: 5 RUE PIERRE ALLIO 56400 BRECH
FRANCE

Year	Date	Reference	P	C	Principal	Interest	Costs	Total
2019-1	R				1,123.26	0.00	0.00	1,123.26
2018-1	L *				1,100.10	76.15	67.60	1,243.85
2017-1	L *				62.38	4.69	0.00	67.07
2016-1	R				0.00	0.00	0.00	0.00
2015-1	R				0.00	0.00	0.00	0.00
2014-1	R				0.00	0.00	0.00	0.00
2013-1	R				0.00	0.00	0.00	0.00
2012-1	R				0.00	0.00	0.00	0.00
2011-1	R				0.00	0.00	0.00	0.00
Account Totals as of 09/12/2019					2,285.74	80.84	67.60	2,434.18

Per Diem

2018-1	0.2139
2017-1	0.0121
Total	0.2260

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

Property Data			Assessment Record							
Neighborhood 2 2			Year	Land		Buildings		Exempt	Total	
			2010	0		0		0	0	
Tree Growth Year 0			2011	0		0		0	0	
X Coordinate 0			2012	0		76,770		0	76,770	
Y Coordinate 0			2013	0		76,770		0	76,770	
Zone/Land Use 48 Waterfront			2016	0		77,200		0	77,200	
			2017	0		77,200		0	77,200	
Secondary Zone			2018	0		77,200		0	77,200	
Topography 2 ROLLING 2 ROLLING										
1.LEVEL 4.BELOW ST 7.ROUGH										
2.ROLLING 5.LOW 8.										
3.ABOVE ST 6.SWAMPY 9.										
Utilities 4 DRILLED WELL 7 SEPTIC										
1.SUMMER 4.DR WELL 7.SEPTIC										
2.WATER 5.DUG WELL 8.SPRING										
3.SEWER 6.LAKE WTR 9.NONE										
Street										
1.PAVED 4.PROPOSED 7.										
2.SEMI IMP 5. 8.										
3.GRAVEL 6. 9.NONE										
0			Land Data							
SPRINGWORK YEAR 0										
Sale Data			Front Foot	Type	Effective		Influence		Influence Codes	
Sale Date					Frontage	Depth	Factor	Code		
Price			11.Road Class 1				%		1.USE	
Sale Type				12.Road Class 2				%		2.R/W
1.LAND 4.MOBILE 7.			13.Road Class 3					%		3.TOPOGRAPHY
2.L & B 5.OTHER 8.				14.				%		4.SIZE/SHAPE
3.BUILDING 6. 9.			15.					%		5.ACCESS
Financing				Square Foot				%		6.RESTRICTIONS
1.CONVENT 4.SELLER 7.UNKNOWN			16.					%		7.VACANCY
2.FHA/VA 5.PRIVATE 8.				17.				%		8.SEMI-IMPROVED
3.ASSUMED 6.CASH 9.UNKNOWN			18.					%		9.FRACTIONAL
Validity				Fract. Acre				%		Acres
1.VALID 4.SPLIT 7.RENOVATE			21.Homesite (Frac					%		30.Rear Land 3
2.RELATED 5.PARTIAL 8.OTHER				22.Baselot (Frac				%		31.Rear Land 4
3.DISTRESS 6.EXEMPT 9.			23.					%		32.Pasture
Verified				Acres				%		33.Crop
1.BUYER 4.AGENT 7.FAMILY			24.Homesite					%		34.Horticul 1
2.SELLER 5.PUB REC 8.OTHER				25.Baselot				%		35.Horticul 2
3.LENDER 6.MLS 9.CONFID			26.Frontage 1					%		36.Orchard
				27.Frontage 2				%		37.Softwood TG
			28.Rear Land 1					%		38.Mixed Wood TG
				29.Rear Land 2				%		39.Hardwood TG
			Total Acreage 0.00					%		40.Wasteland
								%		41.Gravel Pit
							%		42.Mobile Home Pa	
							%		43.Golf Course	
							%		44.Lot Improvemen	
							%		45.Mobie Home Hoo	


Dedham

Map Lot 20/017.T1

Account 1161

Location 10 HEBER DR

Card 1 Of 1 9/12/2019

Building Style 1 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Colonial 9.Condo	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Log	OPEN 5 OPTIONAL 0	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Other	Heat Type 100% 1 Hot Water BB	3. 6. 9.
4.Cape 8.Cottage 12.Gambrel	1.HWBB 5.FWA 9.No Heat	Attic 9 None
Dwelling Units 1	2.HWCI 6.GravWA 10.	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.H Pump 7.Electric 11.	2.1/2 Fin 5.F/Stair 8.
Stories 2 Two Story	4.Radiant 8.F/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.3.50	Cool Type 0% 9 None	Insulation 4 Minimal
2.2 5.1.75 8.4	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5.Partial 8.
Exterior Walls 2 Vinyl	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Shingles 9.Other	Kitchen Style 2 Typical	Unfinished % 0%
2.Vinyl 6.Brick 10.Alum	1.Modern 4.Obsolete 7.	Grade & Factor 2 Fair 110%
3.Compos. 7.Single 11.Log	2.Typical 5. 8.	1.E Grade 4.B Grade 7.AAA Grad
4.Asbestos 8.Concrete 12.Stone	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.MS Grade
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical Bath(s)	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Rolled R	1.Modern 4.Obsolete 7.	SQFT (Footprint) 800
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 4 Average
3.Metal 6.Other 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 0	2.Fair 5.Avg+ 8.Exc
OPEN-3-CUSTOM 0	# Bedrooms 0	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM 0	# Full Baths 1	Phys. % Good 0%
Year Built 1970	# Half Baths 0	Funct. % Good 100%
Year Remodeled 1995	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete	# Fireplaces 1	1.Incomp 4.Plb/Heat 7.
1.Concrete 4.Wood 7.		2.O-Built 5. 8.Frac Sha
2.C Block 5.Slab 8.		3.Style 6. 9.None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 5 Crawl Space		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.Crawl Sp 8.		1.Location 4.Generate 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 9 No Basement		1.Interior 4.Vacant 7.
1.Dry 4.Dirt 7.		2.Refusal 5.Estimate 8.Exist R
2.Damp 5. 8.		3.Informed 6.Hanger 9.
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.Vacant
		2.Relative 5.Estimate 8.Exist R
		3.Tenant 6.Other 9.For Sale

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
21 Open Frame	0	192	0 0	0	0 %	0 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



DISCLOSURES RELATIVE TO PROPERTY

Auction # R19-263

Location: 6, 9 & 10 Heber Drive, Dedham, ME

Disclosure for Heating System:

Type _____	Not Known <u>X</u>
Age of System _____	Not Known <u>X</u>
Name of Service Company _____	Not Known <u>X</u>
Annual Consumption per Source _____	Not Known <u>X</u>
Malfunctions or Problems _____	Not Known <u>X</u>

Disclosure for Waste Disposal System:

Type of System _____	Not Known <u>X</u>
Date of Installation _____	Not Known <u>X</u>
Size and Type of Tank _____	Not Known <u>X</u>
Location of Field and Tank _____	Not Known <u>X</u>
Malfunctions _____	Not Known <u>X</u>
Service and Contracting _____	Not Known <u>X</u>

Disclosure for Private Water Supply:

Type of System _____	Not Known <u>X</u>
Date of Installation _____	Not Known <u>X</u>
Malfunctions _____	Not Known <u>X</u>
Location _____	Not Known <u>X</u>
Date and Result of Tests _____	Not Known <u>X</u>

Disclosure for Public Water Supply:

Line Malfunctions _____	Not Known <u>X</u>
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Disclosure for Known Hazardous Materials including but not limited to:

Asbestos _____	Not Known <u>X</u>
Radon _____	Not Known <u>X</u>
Lead Paint _____	Not Known <u>X</u>
Chemical Spills on Property _____	Not Known <u>X</u>
Underground Tanks _____	Not Known <u>X</u>

Signature of Seller _____	Date _____
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Signature of Buyer _____	Date _____
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3 year-round, waterfront homes on Green Lake with manicured shorefront and kept lot. Total of 9 bedrooms, 5 full baths, 1 half bath, 3 kitchens, 4-5 living areas, walk-out basement, screened porches, large 4 season wrap around porch with windows. Also has detached 3 car garage, large/private level field area about the size of a tennis court, manicured lawns behind the cabins, tarred driveway and walkways, fireplaces, and views you'd have to see to believe.