

REAL ESTATE AUCTION R19-261

1016 & 1022 RIVER ROAD, BUCKSPORT, ME



THURSDAY, OCTOBER 17TH 2019 @ 4:00 PM

1016 & 1022 River Road, Bucksport, ME

PREVIEW: MONDAY, OCTOBER 7TH @ 4-5:00 PM or by appt.

MAP/LOTS 43/07/01, 43/08, 43/07

± 5.54 ACRES

R19-261 Land / Residential

1016 & 1022 River Road, Bucksport, ME

Map/Lots 43/07/01, 43/08, 43/07

± 5.54 Acres

Prepared for:

Changing Seasons Federal Credit Union

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

THURSDAY, OCTOBER 17TH 2019 @ 4:00 PM

Dear Prospective Bidder:

Changing Seasons Federal Credit Union and Central Maine Auction Center, in conjunction with Realty of Maine would like to announce auction R19-261. The real estate at 1016 & 1022 River Road in Bucksport, ME, consists of \pm 5.54 acres of land.

The above property is subject to a \$5,000.00 deposit (nonrefundable) in CASH or CERTIFIED U.S. FUNDS made payable to Changing Seasons Federal Credit Union (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.

Changing Seasons Federal Credit Union, 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.

TERMS AND CONDITIONS OF SALE

October 17, 2019

Pursuant to the Judgment of Foreclosure and Sale Order entered in the Maine District Court (Hancock County) Docket No. ELLDC-RE-17-26 in the Civil Action entitled **CHANGING SEASONS FEDERAL CREDIT UNION v. ERIN M. MARSHALL**, for the foreclosure of a mortgage of real estate located on 1016 and 1022 River Road, Bucksport, Maine, which mortgage is recorded in the Hancock County Registry of Deeds in Book 6532, Page 11, dated February 26, 2016, which mortgage deed reference is made for a more particular description of the premises to be sold. Changing Seasons Federal Credit Union announces the following terms and conditions of sale:

1. Sale will be conducted by Central Maine Auction Center on behalf of Changing Seasons Federal Credit Union.
2. All prospective bidders must register with Central Maine Auction Center before the sale and tender a bid and sign the Terms and Conditions of Sale. All bidders will be required to submit a bid deposit of \$5,000.00 in cash or certified funds before their bid be accepted. The deposit to bid is nonrefundable as to the highest bidder. The bid deposit will be returned to all unsuccessful bidders at the conclusion of the auction.
3. The real estate consists of property located on 1016 and 1022 River Road, Bucksport, Maine.
4. The mortgagee expressly reserves the right to:
 - a. refuse to accept any and all bids
 - b. to hold one or more recesses, and
 - c. to amend or waive the terms of sale.
5. Oral bids will be accepted beginning at 4:00 p.m.
6. The successful bidder must sign a Purchase & Sale Agreement which will require a closing within 30 days of the public sale, at which time the remaining balance must be paid in full, payable in cash, certified funds, or a bank check.
7. No representations or warranties of any kind are made with respect to the property, including, without limitation its condition or any use to which it may be put. Buyer acknowledges that the property is being sold on an "**AS IS**", "**WHERE IS**", "**WITH ALL DEFECTS**" basis, and any and all warranties, express, implied or otherwise, including without limitation, the warranties of habitability, merchantability, marketability and fitness for any purpose, shall be and hereby are disclaimed. No representation or warranty is made as to title to the property or the property's compliance with any laws, rules, regulations or ordinances, including, without limitation, any of the same pertaining to zoning, environmental law or hazardous waste. Seller and its agents and attorneys shall have no responsibility or liability for loss of use of the assets, loss of income, loss of time, inconvenience, commercial loss and/or any incidental or consequential damage, loss or injury.

Buyer is not entitled to rely on any representations or warranties regarding the real property, and any such representations or warranties have not been authorized by Seller or its agents and attorneys, and Seller takes no responsibility for and shall not be liable as a result of such representations or warranties.

8. The property is sold "as is" and "where is" and is subject to all outstanding real estate taxes and leases whether or not of record and restrictions of record. **Changing Seasons Federal Credit Union** makes no representations regarding the condition of the premises, or any federal, state or local land use or environmental laws.

9. Changing Seasons Federal Credit Union reserves the right to bid and shall not be required to make a bid deposit.

10. Changing Seasons Federal Credit Union will convey the premises by a Quitclaim Deed without covenant upon payment of the purchase price.

11. The risk of loss or damage to said premises by fire or otherwise is assumed by Seller until closing.

12. These terms of sale supersede the Notice of Public Sale to the extent that there are any material differences between the two documents.

The undersigned acknowledges that he/she has read the foregoing terms of sale and fully understands them and agrees to be bound thereby. All representations and warranties having been disclaimed and any bid made by the undersigned is made without any reliance on any statement, action, or conduct of Mortgagee or its agents or attorneys.

Dated:

Name

PURCHASE AND SALE AGREEMENT

AGREEMENT made this 17th day of October, 2019, by and between **CHANGING SEASONS FEDERAL CREDIT UNION** as foreclosing mortgagee (hereinafter referred to as "Seller"), and _____ of _____ (hereinafter referred to as "Buyer").

1. Seller agrees to sell and Buyer agrees to buy certain lots or parcels of land located on 1016/1022 River Road, Bucksport Maine, which property is more fully described in mortgage recorded in the Hancock County Registry of Deeds in Book 6532, Page 11, dated February 26, 2016.

2. Buyer agrees to pay the sum of \$_____ as follows: \$5,000.00 at the time of the execution of this agreement, **which sum is nonrefundable**, the receipt of which is hereby acknowledged by Seller, and the balance at the time of the closing in cash, certified or bank check. Should Buyer fail to make the payment of the balance due within 30 days from the date hereof, the deposit made by Buyer **shall be retained** by Seller.

3. The real property shall be conveyed to Buyer by a Quitclaim Deed without covenant from Seller as foreclosing mortgagee pursuant to the judgment of foreclosure and sale in **Changing Seasons Federal Credit Union v. Erin M. Marshall**, Docket No. ELLDC-RE-17-26 (Maine District Court, Hancock County). The only condition to Buyer's fulfillment of his obligations under this agreement is that on the closing date the Sellers shall deliver said Quitclaim Deed without covenant. There shall be no contingencies or other circumstances that will relieve the Buyer of his obligations hereunder including, inter alia, his obligations to pay the full purchase price.

4. All real estate transfer taxes and sales taxes are the responsibility of the Buyer.

5. Any and all unpaid real estate taxes, assessments and/or sewer user fees are the responsibility of Buyer.

6. The risk of loss or damage to said premises by fire or otherwise is assumed by Sellers until closing.

7. The real property may be occupied by third parties at the time of the public sale and closing, and the property is sold subject to any rights such third parties' may have to continue in possession. No representations or warranties of any kind are made with respect to any leasehold interest in the real estate.

8. Time is of the essence to this Agreement.

9. The entire contract is embodied in this writing. NO WARRANTIES or any other representations are given. This writing is the final expression of the parties agreement and is a complete and exclusive statement of all terms of the agreement.

10. No representations or warranties of any kind are made with respect to the property, including, without limitation its condition or any use to which it may be put. Buyer acknowledges that the property is being sold on an "**AS IS**", "**WHERE IS**", "**WITH ALL DEFECTS**" basis, and any and all warranties, express, implied or otherwise, including without limitation, the warranties of habitability, merchantability, marketability and fitness for any purpose, shall be and hereby are disclaimed. No representation or warranty is made as to title to the property or the property's compliance with any laws, rules, regulations or ordinances, including, without limitation, any of the same pertaining to zoning, environmental law or hazardous waste. Seller and its agents and attorneys shall have no responsibility or liability for loss of use of the assets, loss of income, loss of time, inconvenience, commercial loss and/or any incidental or consequential damage, loss or injury.

Buyer is encouraged to seek information from professionals regarding any specific issue or concern. Neither Seller nor its agents or its representatives make any warranties or representations regarding the condition, permitted use, value of, or any other warranty or representation regarding the real or personal property. All investigations were done by Buyer prior to the signing of this Agreement and were done by persons chosen and paid for by Buyer in Buyer's sole discretion. Buyer is relying completely upon Buyers' own opinion as to the property which is the subject of this Agreement.

11. The property is sold "as is" and "where is" and is subject to all outstanding real estate taxes and leases whether or not of record and restrictions of record. **Changing Seasons Federal Credit Union** makes no representations regarding the condition of the premises, or any federal, state or local land use or environmental laws.

12. Remedies of Seller. If Buyer fails to pay the purchase price in full within the time set forth herein and/or fails to comply with any of the provisions of the Agreement, Seller and Auctioneer, in addition to all other remedies allowed by law or equity, may retain the full deposit as damages. In addition, the property may be resold in any manner determined by the Seller, in its sole judgment and discretion, and to any party. Any deficiency, together with all expenses and costs of resale (including attorney's fees) will be paid by the defaulting Buyer. If the Buyer defaults under this Agreement, in addition to other remedies, the Seller shall have the right to assign the Buyer's rights under this Agreement to a third party.

13. This instrument, executed in duplicate originals, is to be construed under the Laws of the State of Maine.

14. This Agreement may be canceled, modified, or amended only by a writing executed by the parties hereto or their legal representatives.

IN WITNESS WHEREOF, Sellers and Buyer have signed this Agreement in duplicate originals on the day and year first written above.

Changing Seasons Federal Credit Union

WITNESS

By: _____

Its: _____

WITNESS

Buyer

Address:

SS#:

QUITCLAIM DEED WITHOUT COVENANT

CHANGING SEASONS FEDERAL CREDIT UNION, of Hampden, State of Maine, as foreclosing mortgagee, for consideration paid, releases to _____ of _____, State of _____, certain lots or parcels of land with any buildings thereon, situated in Bucksport, County of Hancock and State of Maine, more particularly bounded and described as follows:

SEE EXHIBIT A.

Grantor has acquired its title in the above described property by virtue of foreclosure proceedings against Erin M. Marshall in connection with a certain mortgage given by said mortgagor to Changing Seasons Federal Credit Union dated February 26, 2016 and recorded in the Hancock County Registry of Deeds in Book 6532, Page 11. Suit for foreclosure was instituted by the Grantor in the Maine District Court, Ellsworth, Maine on March 22, 2017. An attested copy of the Clerk's Certificate was duly recorded in the Hancock County Registry of Deeds on March 27, 2017 in Book 6734, Page 219. Judgment was entered by the court on May 31, 2017. Pursuant to the terms of the judgment, the period of redemption terminated on August 29, 2017. Subsequently and pursuant to the terms of the statute under which the Grantor/Mortgagee proceeded, a public sale was held on October 17, 2019, after notification by newspaper publication on September 5, 12 and 19, 2019 as reflected in the copy of the Affidavit of Publication attached as Exhibit B. The grantee was the highest bidder at the public sale. For reference to the procedure utilized by the Grantor/Mortgagee in connection with these premises, see Title 14 M.R.S.A. § 6321, et seq.

The premises are conveyed "as is" and subject to all municipal taxes and assessments, and all matters of record. Grantor makes no representation as to the suitability of the premises for any purpose.

Grantee's mailing address is _____.

IN WITNESS WHEREOF, the said Changing Seasons Federal Credit Union has caused this instrument to be signed in its name as an instrument under seal this ____ day of November, 2019.

WITNESS:

**CHANGING SEASONS FEDERAL CREDIT
UNION**

By: _____

Its: _____

STATE OF _____

COUNTY OF _____, 2019

Then personally appeared the above-named _____ in his/her capacity as _____ and acknowledged the foregoing instrument to be his/her free act and deed and the free act and deed of Changing Seasons Federal Credit Union.

NOTARY PUBLIC

Typed or Printed name of

Notary: _____

EXHIBIT A

A certain lot or parcel of land, together with any improvements thereon, situated in Bucksport, County of Hancock, State of Maine, more particularly described as follows:

Bounded on the north by land formerly of Asoph S. Lowell; on the east by the County Road leading from Bucksport Village to Bangor; on the south by land now or formerly of Captain W.D. Bennett for 38 rods, more or less to a stake and stones; on the west by land of said Captain W. D. Bennett for 7 rods, more or less, to a stake and stones, and by the Penobscot River.

EXCEPTING herefrom the land of the Maine Central Railroad Company described in a deed from the Eastern Maine Railway Company dated January 17, 1936, and recorded in the Hancock Registry of Deeds in Book 652, Page 1 as it crosses of the premises, and SUBJECT to an easement from Robert M. Black to Central Maine Power Company and New England Telephone Company dated April 9, 1972, and recorded in said Registry of Deeds in Volume 1261, Page 675.

ALSO EXCEPTING the parcel conveyed by Louis M. Sandlin, Jr. and Bettina B. Sandlin to Harold C. Perkins, Jr. and Alayne M. Perkins, dated September 18, 1995, and recorded in said Registry in Volume 2443, Page 156, as follows:

Beginning at the intersection of the northerly line of land of said Grantees herein and said westerly edge of the right of way of said River Road; thence North 57° 05' 40" West, along land of said Grantees a distance of 535.82 feet, more or less, to the easterly boundary of said land of said Grantees herein; thence North 32° 54' 20" East along said easterly bound a distance of 77.80 feet, more or less, to an iron rod driven into the ground; thence South 57° 05' 40" East parallel with first mentioned bounds, a distance of 853.51 feet, more or less, to an iron rod driven into the ground at said westerly edge of said River Road; thence South 45° 43' West along said right of way, a distance of 79.79 feet, more or less, to the point of beginning. Containing 1.33 acres, more or less. Excepting from the above described parcel, a 99.00 foot right of way previously conveyed to Maine Central Railroad.

This property was assessed as Map 43 Lots 7, 7-1 and 8 in 2015. It is shown on a plan of land of Bankers Trust Company by Plisga and Day dated July 2, 2003, to be recorded herewith.

Being the same premises as described in a deed from Derrick R. Slopey to Erin M. Marshall, dated February 26, 2016, and recorded in the Hancock County Registry of Deeds in Book 6532, Page 9.

Town of BUCKSPORT
Tax Information Sheet
As of: 09/03/2019

Account: 2305 **Name:** Marshall, Erin M

Location: 1022 RIVER RD

Map and Lot: 43-07

Sale Date: 02/26/2016

Deed Reference: B6532P9 B3994P303

Sale Price: \$95,000

Land: 43,490
Building: 69,730
Exempt 0
Total: 113,220

Total Acres: 1.4
Tree Growth: Soft : 0 Mixed : 0 Hard : 0
Farmland:
Open Space:
Zoning: 15 - RT 15
SFLA: 1130

	Amount	Mill Rate
Last Billed : 2020-1	1,845.49	16.300
Previous Billed : 2019-1	1,845.49	16.300

Outstanding Taxes					
Year	Per Diem	Principal	Interest	Costs	Total
2020-1	0.1025	1,845.49	0.31	0.00	1,845.80
2019-1	0.2051	1,845.49	53.72	74.40	1,973.61
2018-1	0.2184	1,965.38	136.92	74.01	2,176.31
	0.5260	5,656.36	190.95	148.41	5,995.72
2020-1 Period Due					
	08/31/2019	922.75	0.31	0.00	923.06
	03/31/2020	922.74			922.74
					1,845.80

Information Given By: _____
Title: _____ 09/03/2019

All calculations are as of: 09/03/2019

Map Lot 43-07

Account 2305

Location 1022 RIVER RD

Card 1 Of 1 9/03/2019

Marshall, Erin M
PO Box 122
Orrington ME 04474

B3994P303 B6532P9

Previous Owner
SLOPEY, DERRICK R
145 KELLEY RD

ORONO ME 04473
Sale Date: 2/26/2016

Previous Owner
BANKERS TRUST CO, TRUSTEE
SALOMON BROS MTGE SEC.VII, INC
3 ADA, BUILDING 1
IRVINE CA 92618

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

BUCKSPORT

Property Data

Neighborhood	15 Neighborhood 15	
Tree Growth Year	0	
X Coordinate	0	
Y Coordinate	0	
Zone/Land Use	15 RT 15 RESIDENTIAL/COMMERCIAL	
Secondary Zone		
Topography	2 Gently sloping-rolling-	9
1.Level	4.Below St	7.Sloped
2.Rolling	5.Low	8.Varied
3.Above St	6.Swampy	9.
Utilities	4 Well-	6 Septic System-
1.Public	4.Well	7.Alt-system
2.Water	5.Elec@	8.Hold Tank
3.Sewer	6.Septic	9.Unknown
Street	1 Paved	
1.Paved	4.Prop	7.gravdrive
2.SemImp	5.R/O/W	8.Unknown
3.Gravel	6.WaterA	9.0
0	233	
	0	
Sale Data		
Sale Date	2/26/2016	
Price	95,000	
Sale Type	2 Land & Buildings	
1.Land	4.Other	7.Camp/Wtr
2.L & B	5.MOHO	8.WaterLot
3.Buildings	6.LD/MOHO	9.Home/Wtr
Financing	9 Unknown	
1.Convent	4.SellerF	7.FMHA
2.FHA/VA	5.Private	8.Other
3.AssumedM	6.Cash	9.Unknown
Validity	6 Assemblage	
1.Valid	4.Liquid	7.Estate
2.Related	5.Split	8.Exempt
3.Distress	6.Assemb	9.Other
Verified	6 Public Record	
1.Buyer	4.Other	7.Lender
2.Seller	5.None	8.MLS
3.Agent	6.PubRec	9.Family

Assessment Record

Year	Land	Buildings	Exempt	Total
2007	66,300	104,500	13,000	157,800
2008	42,000	71,700	13,000	100,700
2009	47,300	71,700	13,000	106,000
2010	47,300	71,700	13,000	106,000
2011	47,300	72,600	10,000	109,900
2012	47,300	72,600	0	119,900
2013	47,300	72,600	0	119,900
2014	47,250	72,590	0	119,840
2015	47,250	72,590	0	119,840
2016	47,000	73,000	0	120,000
2017	47,250	72,590	0	119,840
2018	47,250	72,590	0	119,840
2019	43,490	69,730	0	113,220
2020	43,490	69,730	0	113,220

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.REGULAR LOT				%		1.Unimproved
12.DELTA TRIANGLE				%		2.Excess Frontag
13.NABLA TRIANGLE				%		3.Topography
14.REAR LAND				%		4.Size/Shape
15.REAR LAND				%		5.Access/Locatio
				%		6.Prog/Restricti
				%		7.Improvements
				%		8.View/Environme
				%		9.Multi-Factors
				%		Acres
				%		30.Lot in Moho Pa
				%		31.Tillable land
				%		32.Pasture land
				%		33.Orchard land
				%		34.Golf Course Ho
				%		35.Farm/Pasture I
				%		36.Rear land: 6-1
				%		37.Secondary ac
				%		38.Road Frontage
				%		39.Rear land: 1st
				%		40.Rear-remaining
				%		41.Waste-wet
				%		42.TG Softwood
				%		43.TG Mixed
				%		44.TG Hardwood
				%		45.Blueberries (f
				%		46.Resource Prote
Square Foot		Square Feet				
16.PIPELINE 10" '				%		
17.PIPELINE 12" '				%		
18.PIPELINE 10" '				%		
19.TRANSMISSION L				%		
20.Mainline Valve				%		
Fract. Acre		Acreage/Sites				
21.Dev Lot (Frac	24	1.00	95	%	1	
22.Base Lot (Frac	37	0.40	75	%	1	
23.Rear Land				%		
Acres				%		
24.Developed Lot				%		
25.Base Lot				%		
26.Gravel Pit				%		
27.CMP/MEPCO T&D				%		
28.BHEC T&D				%		
29.Remote Land				%		
		Total Acreage		1.40		


BUCKSPORT

Map Lot 43-07

Account 2305

Location 1022 RIVER RD

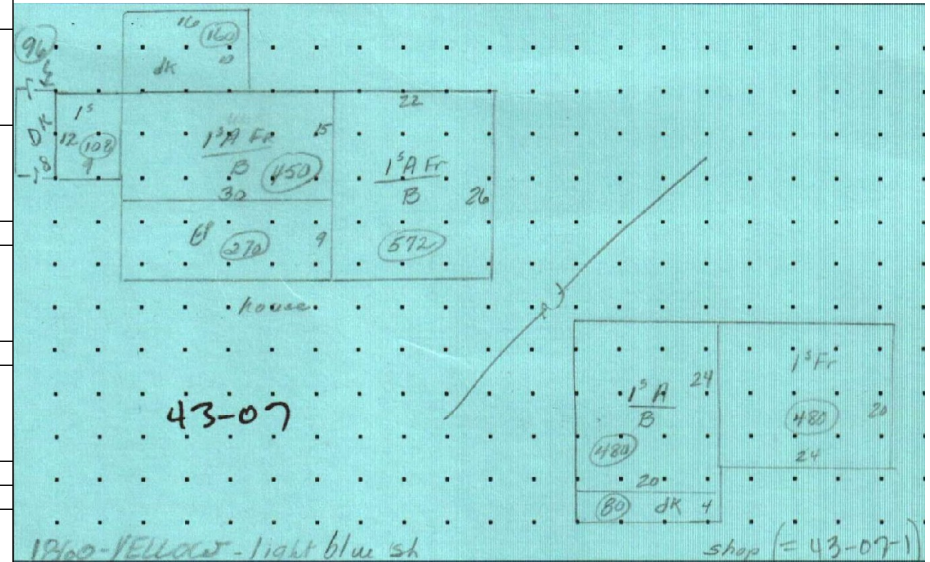
Card 1 Of 1 9/03/2019

Building Style 5 Conventional	SF Bsmt Living 0	Layout 1 Typical
1.Col/Trad 5.Conven 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.Comm 7.
2.Cont/Mod 6.Cape/Sal 10.Rebuilt	Extras 0	2.Inadeq 5.Avg- 8.
3.S Level 7.Ranch 11.Apart.	Heat Type 80% 1 Hot Water BB/Radiant	3.Open 6. 9.
4.Sol/Berm 8.R Ranch 12.Seasona	1.HWBB/R 5.FWA 9.No Heat	Attic 1 Full finished
Dwelling Units 1	2.HWCI 6.AltHeat 10.	1.Full Fin 4.3/4 Fin 7.Cath C
Other Units 0	3.H Pump 7.Electric 11.	2.1/4 Fin 5.F/Stair 8.PartCath
Stories 1 One Story	4.Steam 8.Units 12.	3.1/2 Fin 6.None 9.SmStor
1.1 4.1.5 7.1.25	Cool Type 100% 9 None	Insulation 3 Capped only
2.2 5.1.75 8.	1.Refrig 4.W&Cair 7.	1.None 4.Full 7.Mostly
3.3 6.2.5 9.	2.Evap 5.WUnit 8.	2.Minimal 5.Heavy 8.Super
Exterior Walls 1 Vinyl/Aluminum	3.Hpump 6. 9.None	3.Capped 6.Partial 9.None
1.Vinyl 5.Concrete 9.None	Kitchen Style 2 Typical for age/grade	Unfinished % 0%
2.Wood 6.Ply/T111 10.Comp.	1.Modern 4.Obsolete 7.Kit'ette	Grade & Factor 3 Average 110%
3.Asbestos 7.Brk/Ston 11.Logs	2.Typical 5.ComKit 8.	1.E grade 4.B grade 7.
4.Stucco 8.Other 12.Log sd.	3.Old styl 6.AltKit 9.None	2.D grade 5.A grade 8.
Roof Surface 1 Asphalt Shingles	Bath(s) Style 2 Typical for age/grade	3.C grade 6.AA grade 9.Same
1.AsphR 4.CompR 7.BltUp-Ru	1.Modern 4.Obsolete 7.Varied	SQFT (Footprint) 572
2.SlateR 5.WoodR 8.VariRoof	2.Typical 5.Alternat 8.	Condition 5 Above Average
3.MetalR 6.OtherR 9.	3.Old styl 6.ComLav 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 6	2.Fair 5.Avg+ 8.Exc
St Setback 0	# Bedrooms 3	3.Avg- 6.Good 9.SAME
Bsmt Floor 1	# Full Baths 2	Phys. % Good 0%
Year Built 1860	# Half Baths 0	Funct. % Good 100%
Year Remodeled 2006	# Addn Fixtures 0	Functional Code 9 None
Foundation 4 Brick/Stone Walls	# Fireplaces 0	1.Incomp 4.Delap 7.NoElect
1.Conc 4.Br/St 7.Varied		2.Superad 5.ComWall 8.MultiFac
2.Cblock 5.Cslab 8.FrostW		3.Damage 6.Bsmt 9.None
3.Wd Fr 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bsmn 4.Full Bsm 7.Other		0.None 3.No Power 6.H O M E
2.1/2 Bsmn 5.CrawlSp 8.Prs/Crwl		1.Location 4.Alt Ele 9.None
3.3/4 Bsmn 6.CrwlPrs 9.No Bsmnt		2.Encroach 5.Flood Z 9.
Bsmt Gar # Cars 0		Entrance Code 6 Exterior/Int Est
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.Desktop
1.Dry Bm 4.AllWet 7.		2.Refusal 5.Estimate 8.Ext/Info
2.Damp Bm 5. 8.		3.Informed 6.Ext/Est 9.NoResp
3.BWetx 6. 9.No Bm		Information Code 4 Agent
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 4/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 1 Story, wd. fr.	1860	450	0 0	0	0 %	95 %	
27 Basement, Unfin.	1860	450	0 0	0	0 %	95 %	
28 Attic, Unfinished	1860	450	0 0	0	0 %	95 %	
23 Garage, wd. fr.	1930	696	3 90	3	0 %	100 %	
22 Porch(es) encl.	1988	270	3 100	4	0 %	100 %	
1 1 Story, wd. fr.	1988	108	3 100	4	0 %	95 %	
68 Deck(s) wd. fr.	2008	96	3 110	4	0 %	100 %	
					%	%	
					%	%	
					%	%	



Town of BUCKSPORT
Tax Information Sheet
As of: 09/03/2019

Account: 3291 **Name:** Marshall, Erin M

Location: 1016 RIVER RD

Map and Lot: 43-07-1

Sale Date: 02/26/2016

Deed Reference: B6532P9 B4684P230

Sale Price: \$95,000

Land: 35,500
Building: 33,430
Exempt 0
Total: 68,930

Total Acres: 1.89
Tree Growth: Soft : 0 Mixed : 0 Hard : 0
Farmland:
Open Space:
Zoning: 15 - RT 15
SFLA: 960

	Amount	Mill Rate
Last Billed : 2020-1	1,123.56	16.300
Previous Billed : 2019-1	1,123.56	16.300

Outstanding Taxes					
Year	Per Diem	Principal	Interest	Costs	Total
2020-1	0.0624	1,123.56	0.19	0.00	1,123.75
2019-1	0.1248	1,123.56	32.71	74.40	1,230.67
2018-1	0.1281	1,152.59	80.30	74.01	1,306.90
	0.3153	3,399.71	113.20	148.41	3,661.32
2020-1 Period Due					
	08/31/2019	561.78	0.19	0.00	561.97
	03/31/2020	561.78			561.78
					1,123.75

Information Given By: _____
Title: _____ 09/03/2019

All calculations are as of: 09/03/2019

DISCLOSURES RELATIVE TO PROPERTY

Auction # R19-261

Location: 1016 & 1022 River Road, Bucksport, 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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BUCKSPORT

Map Lot 43-07-1


Account 3291

Location 1016 RIVER RD

Card 1

Of 1

9/03/2019

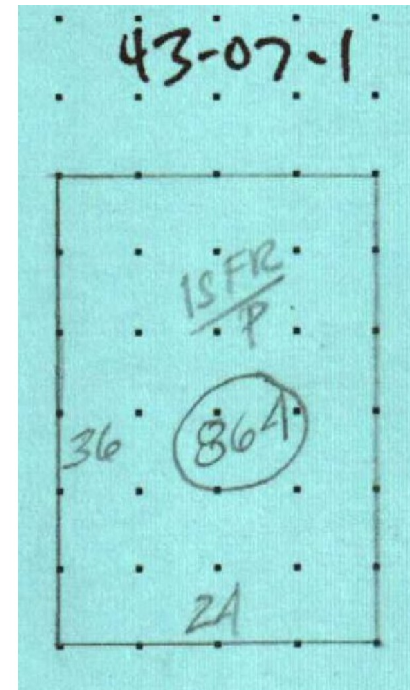
Building Style 14 Chalet/A-Frame	SF Bsmt Living 0	Layout 1 Typical
1.Col/Trad 5.Conven 9.Other	Fin Bsmt Grade 0 0	1.Typical 4.Comm 7.
2.Cont/Mod 6.Cape/Sal 10.Rebuilt	Extras 0	2.Inadeq 5.Avg- 8.
3.S Level 7.Ranch 11.Apart.	Heat Type 100% 8 Floor/Wall Unit(s)	3.Open 6. 9.
4.Sol/Berm 8.R Ranch 12.Seasona	1.HWBB/R 5.FWA 9.No Heat	Attic 1 Full finished
Dwelling Units 1	2.HWCI 6.AltHeat 10.	1.Full Fin 4.3/4 Fin 7.Cath C
Other Units 0	3.H Pump 7.Electric 11.	2.1/4 Fin 5.F/Stair 8.PartCath
Stories 1 One Story	4.Steam 8.Units 12.	3.1/2 Fin 6.None 9.SmStor
1.1 4.1.5 7.1.25	Cool Type 100% 9 None	Insulation 4 Full
2.2 5.1.75 8.	1.Refrig 4.W&Cair 7.	1.None 4.Full 7.Mostly
3.3 6.2.5 9.	2.Evap 5.WUnit 8.	2.Minimal 5.Heavy 8.Super
Exterior Walls 2 Wood Siding	3.Hpump 6. 9.None	3.Capped 6.Partial 9.None
1.Vinyl 5.Concrete 9.None	Kitchen Style 9 None	Unfinished % 0%
2.Wood 6.Ply/T111 10.Comp.	1.Modern 4.Obsolete 7.Kit'ette	Grade & Factor 3 Average 100%
3.Asbestos 7.Brk/Ston 11.Logs	2.Typical 5.ComKit 8.	1.E grade 4.B grade 7.
4.Stucco 8.Other 12.Log sd.	3.Old styl 6.AltKit 9.None	2.D grade 5.A grade 8.
Roof Surface 1 Asphalt Shingles	Bath(s) Style 9 No bathroom	3.C grade 6.AA grade 9.Same
1.AsphR 4.CompR 7.BltUp-Ru	1.Modern 4.Obsolete 7.Varied	SQFT (Footprint) 480
2.SlateR 5.WoodR 8.VariRoof	2.Typical 5.Alternat 8.	Condition 3 Below Average
3.MetalR 6.OtherR 9.	3.Old styl 6.ComLav 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim 0	# Rooms 2	2.Fair 5.Avg+ 8.Exc
St Setback 1	# Bedrooms 0	3.Avg- 6.Good 9.SAME
Bsmnt Floor 1	# Full Baths 0	Phys. % Good 0%
Year Built 1975	# Half Baths 0	Funct. % Good 75%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 1 Concrete Walls	# Fireplaces 0	1.Incomp 4.Delap 7.NoElect
1.Conc 4.Br/St 7.Varied		2.Superad 5.ComWall 8.MultiFac
2.Cblock 5.Cslab 8.FrostW		3.Damage 6.Bsmt 9.None
3.Wd Fr 6.Piers 9.		Econ. % Good 100%
Basement 4 Full Basement		Economic Code None
1.1/4 Bsmn 4.Full Bsm 7.Other		0.None 3.No Power 6.H O M E
2.1/2 Bsmn 5.CrawlSp 8.Prs/Crwl		1.Location 4.Alt Ele 9.None
3.3/4 Bsmn 6.CrwlPrs 9.No Bsmnt		2.Encroach 5.Flood Z 9.
Bsmt Gar # Cars 0		Entrance Code 6 Exterior/Int Est
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.Desktop
1.Dry Bm 4.AllWet 7.		2.Refusal 5.Estimate 8.Ext/Info
2.Damp Bm 5. 8.		3.Informed 6.Ext/Est 9.NoResp
3.BWetx 6. 9.No Bm		Information Code 4 Agent
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 4/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 1 Story, wd. fr.	1975	480	3 100	3	0 %	60 %	
68 Deck(s) wd. fr.	1975	80	3 100	3	0 %	50 %	
23 Garage, wd. fr.	1977	864	3 90	3	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.1 Story, wd f
2.2 Story, wd f
3.3 Story, wd f
4.1 5 Story, wd
5.1 75 Story, wd
6.2 5 Story, wd
21.Porch(es) open
22.Porch(es) encl
23.Garage, wd fr
24.Shed(s) wd fr
25.Bay Window(s)
26.1S Overhang, w
27.Basement, Unfi
28.Attic, Unfinis
29.Attic, Finish



Town of BUCKSPORT
Tax Information Sheet
As of: 09/03/2019

Account: 2307 **Name:** Marshall, Erin M

Location: 0 RIVER RD OFF

Map and Lot: 43-08

Sale Date: 02/26/2016

Deed Reference: B6532P9 B3994P303

Sale Price: \$95,000

Land: 3,410
Building: 0
Exempt: 0
Total: 3,410

Total Acres: 2.25
Tree Growth: Soft : 0 Mixed : 0 Hard : 0
Farmland:
Open Space:
Zoning: 15 - RT 15
SFLA: 0

	Amount	Mill Rate
Last Billed : 2020-1	55.58	16.300
Previous Billed : 2019-1	55.58	16.300

Outstanding Taxes					
Year	Per Diem	Principal	Interest	Costs	Total
2020-1	0.0031	55.58	0.01	0.00	55.59
2019-1	0.0062	55.58	1.62	74.40	131.60
2018-1	0.0057	51.66	3.60	74.01	129.27
	0.0150	162.82	5.23	148.41	316.46
2020-1 Period Due					
	08/31/2019	27.79	0.01	0.00	27.80
	03/31/2020	27.79			27.79
					55.59

Information Given By: _____
Title: _____ 09/03/2019

All calculations are as of: 09/03/2019

Map Lot 43-08

Account 2307

Location RIVER RD OFF

Card 1 Of 1 9/03/2019

Marshall, Erin M
PO Box 122
Orrington ME 04474

B3994P303 B6532P9

Previous Owner
SLOPEY, DERRICK R
145 KELLEY RD

ORONO ME 04473
Sale Date: 2/26/2016

Previous Owner
BANKERS TRUST CO, TRUSTEE
SALOMON BROS MTGE SEC.VII, INC
3 ADA, BLDG 1
IRVINE CA 92618

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

BUCKSPORT

Property Data

Neighborhood	15 Neighborhood 15		
Tree Growth Year	0		
X Coordinate	0		
Y Coordinate	0		
Zone/Land Use	15 RT 15 RESIDENTIAL/COMMERCIAL		
Secondary Zone	22 RP SHORELAND OVERLAY		
Topography	2 Gently sloping-rolling-	9	
1.Level	4.Below St	7.Sloped	
2.Rolling	5.Low	8.Varied	
3.Above St	6.Swampy	9.	
Utilities			
1.Public	4.Well	7.Alt-system	
2.Water	5.Elec@	8.Hold Tank	
3.Sewer	6.Septic	9.Unknown	
Street			
1.Paved	4.Prop	7.gravdrive	
2.SemImp	5.R/O/W	8.Unknown	
3.Gravel	6.WaterA	9.0	
0	225		
	0		
Sale Data			
Sale Date	2/26/2016		
Price	95,000		
Sale Type	1 Land only		
1.Land	4.Other	7.Camp/Wtr	
2.L & B	5.MOHO	8.WaterLot	
3.Buildings	6.LD/MOHO	9.Home/Wtr	
Financing	9 Unknown		
1.Convent	4.SellerF	7.FMHA	
2.FHA/VA	5.Private	8.Other	
3.AssumedM	6.Cash	9.Unknown	
Validity	6 Assemblage		
1.Valid	4.Liquid	7.Estate	
2.Related	5.Split	8.Exempt	
3.Distress	6.Assemb	9.Other	
Verified	6 Public Record		
1.Buyer	4.Other	7.Lender	
2.Seller	5.None	8.MLS	
3.Agent	6.PubRec	9.Family	

Assessment Record

Year	Land	Buildings	Exempt	Total
2007	2,800	0	0	2,800
2008	2,800	0	0	2,800
2009	3,200	0	0	3,200
2010	3,200	0	0	3,200
2011	3,200	0	0	3,200
2012	3,200	0	0	3,200
2013	3,200	0	0	3,200
2014	3,150	0	0	3,150
2015	3,150	0	0	3,150
2016	3,000	0	0	3,000
2017	3,150	0	0	3,150
2018	3,150	0	0	3,150
2019	3,410	0	0	3,410
2020	3,410	0	0	3,410

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.REGULAR LOT				%		1.Unimproved
12.DELTA TRIANGLE				%		2.Excess Frontag
13.NABLA TRIANGLE				%		3.Topography
14.REAR LAND				%		4.Size/Shape
15.REAR LAND				%		5.Access/Locatio
				%		6.Prog/Restricti
				%		7.Improvements
				%		8.View/Environme
				%		9.Multi-Factors
				%		Acres
				%		30.Lot in Moho Pa
				%		31.Tillable land
				%		32.Pasture land
				%		33.Orchard land
				%		34.Golf Course Ho
				%		35.Farm/Pasture I
				%		36.Rear land: 6-1
				%		37.Secondary ac
				%		38.Road Frontage
				%		39.Rear land: 1st
				%		40.Rear-remaining
				%		41.Waste-wet
				%		42.TG Softwood
				%		43.TG Mixed
				%		44.TG Hardwood
				%		45.Blueberries (f
				%		46.Resource Prote
Total Acreage		2.25				

BUCKSPORT

Map Lot 43-08

Account 2307

Location RIVER RD OFF

Card 1 Of 1 9/03/2019

Building Style 0			SF Bsmt Living 0			Layout 0					
1.Col/Trad	5.Conven	9.Other	Fin Bsmt Grade 0 0			1.Typical	4.Comm	7.			
2.Cont/Mod	6.Cape/Sal	10.Rebuilt	Extras 0			2.Inadeq	5.Avg-	8.			
3.S Level	7.Ranch	11.Apart.	Heat Type 100% 0			3.Open	6.	9.			
4.Sol/Berm	8.R Ranch	12.Seasona	1.HWBB/R	5.FWA	9.No Heat	Attic 0					
Dwelling Units 0			2.HWCI	6.AltHeat	10.	1.Full Fin	4.3/4 Fin	7.Cath C			
Other Units 0			3.H Pump	7.Electric	11.	2.1/4 Fin	5.F/Stair	8.PartCath			
Stories 0			4.Steam	8.Units	12.	3.1/2 Fin	6.None	9.SmStor			
1.1	4.1.5	7.1.25	Cool Type 0% 9 None			Insulation 0					
2.2	5.1.75	8.	1.Refrig	4.W&Cair	7.	1.None	4.Full	7.Mostly			
3.3	6.2.5	9.	2.Evap	5.WUnit	8.	2.Minimal	5.Heavy	8.Super			
Exterior Walls 0			3.Hpump	6.	9.None	3.Capped	6.Partial	9.None			
1.Vinyl	5.Concrete	9.None	Kitchen Style 0			Unfinished % 0%					
2.Wood	6.Ply/T111	10.Comp.	1.Modern	4.Obsolete	7.Kit'ette	Grade & Factor 0 0%					
3.Asbestos	7.Brk/Ston	11.Logs	2.Typical	5.ComKit	8.	1.E grade	4.B grade	7.			
4.Stucco	8.Other	12.Log sd.	3.Old styl	6.AltKit	9.None	2.D grade	5.A grade	8.			
Roof Surface 0			Bath(s) Style 0			3.C grade	6.AA grade	9.Same			
1.AsphR	4.CompR	7.BltUp-Ru	1.Modern	4.Obsolete	7.Varied	SQFT (Footprint) 0					
2.SlateR	5.WoodR	8.VariRoof	2.Typical	5.Alternat	8.	Condition 0					
3.MetalR	6.OtherR	9.	3.Old styl	6.ComLav	9.None	1.Poor	4.Avg	7.V G			
SF Masonry Trim 0			# Rooms 0			2.Fair	5.Avg+	8.Exc			
St Setback 0			# Bedrooms 0			3.Avg-	6.Good	9.SAME			
Bsmnt Floor 0			# Full Baths 0			Phys. % Good 0%					
Year Built 0			# Half Baths 0			Funct. % Good 100%					
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None					
Foundation 0			# Fireplaces 0			1.Incomp	4.Delap	7.NoElect			
1.Conc	4.Br/St	7.Varied	<div><div>TRIO</div><div>Software</div><div>A Division of Harris Computer Systems</div></div>						2.Superad	5.ComWall	8.MultiFac
2.Cblock	5.Cslab	8.FrostW							3.Damage	6.Bsmt	9.None
3.Wd Fr	6.Piers	9.							Econ. % Good 100%		
Basement 0									Economic Code None		
1.1/4 Bsmn	4.Full Bsm	7.Other							0.None	3.No Power	6.H O M E
2.1/2 Bsmn	5.CrawlSp	8.Prs/Crwl							1.Location	4.Alt Ele	9.None
3.3/4 Bsmn	6.CrwlPrs	9.No Bsmnt							2.Encroach	5.Flood Z	9.
Bsmnt Gar # Cars 0									Entrance Code 0		
Wet Basement 0									1.Interior	4.Vacant	7.Desktop
1.Dry Bm	4.AllWet	7.							2.Refusal	5.Estimate	8.Ext/Info
2.Damp Bm	5.	8.	3.Informed	6.Ext/Est	9.NoResp						
3.BWetx	6.	9.No Bm	Information Code 0								

Date Inspected 4/13/2018

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	2.2 Story, wd f
					%	%	3.3 Story, wd f
					%	%	4.1 5 Story, wd
					%	%	5.1 75 Story, wd
					%	%	6.2 5 Story, wd
					%	%	21.Porch(es) open
					%	%	22.Porch(es) encl
					%	%	23.Garage, wd fr
					%	%	24.Shed(s) wd fr
					%	%	25.Bay Window(s)
					%	%	26.1S Overhang, w
					%	%	27.Basement, Unfin
					%	%	28.Attic, Unfinis
					%	%	29.Attic , Finish

