

# REAL ESTATE AUCTION R20-269

37-39 LAGRANGE ROAD, HOWLAND, ME



*Restaurant, House & Land*

THURSDAY, AUGUST 6TH 2020 @ 2:00 PM

37-39 LAGRANGE ROAD, HOWLAND, ME

PREVIEW: THURSDAY, JULY 9TH @ 2-3:00 PM OR BY APPT.

MAP/LOT U08/007      ± 0.52 ACRES

**R20-269**

**Land / Residential / Commercial**

37-39 Lagrange Road, Howland, ME

Map/Lot U08/007

± 0.52 Acres

Prepared for:

**Eastern Maine Development Corporation**

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, AUGUST 6TH 2020 @ 2:00 PM

Dear Prospective Bidder:

Eastern Maine Development Corporation and Central Maine Auction Center, in conjunction with Realty of Maine would like to announce auction R20-269. The real estate at 37-39 Lagrange Road in Howland, ME, consists of ±0.52 acres of residential/commercial land.

The above property is subject to a \$2,500.00 deposit (nonrefundable to the highest bidder) in CASH or CERTIFIED U.S. FUNDS made payable to Eastern Maine Development Corporation (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.

Eastern Maine Development Corporation, 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.

## NOTICE OF SALE

Pursuant to the Judgment of Foreclosure and Sale entered by the Penobscot County Superior Court on November 8, 2019, in the case of *Eastern Maine Development Corporation v. Rose Fry d/b/a Rose's Restaurant*, Docket No. BANSC-RE-2019-34, for the foreclosure of a mortgage deed dated June 10, 2015, recorded in the Penobscot County Registry of Deeds in Book 13865 Page 55, to which mortgage deed reference is made for a more particular description of the premises to be sold, the statutory 90-day redemption period having ended without redemption, and the period of time to publish this notice extended by court order, a public sale will be conducted on August 6, 2020, commencing at 2:00 p.m. at 37 & 39 Lagrange Road, Howland, Maine. The property may be inspected on July 9, 2020, from 2:00-3:00 PM.

**Terms of Sale:** Oral bids will be accepted beginning at 2:00 p.m. All bidders will be required to submit a deposit of \$2,500.00 in cash or certified funds made payable to the Central Maine Auction Center before their bid will be accepted. The highest bidder's deposit will be transferred to Eastern Maine Development Corporation, which sum shall be non-refundable. The highest bidder must also sign a purchase and sale agreement with Eastern Maine Development Corporation, which requires a closing within 30 days of the public sale, at which time the balance will be due in cash or certified funds, and Eastern Maine Development Corporation will deliver a duly executed quitclaim deed without covenant. If the highest bidder does not close as required, Eastern Maine Development Corporation may, at its option, either sell the property to the second highest bidder or hold another public sale. Additional or different terms of sale may be announced at the time of sale. For a Property Information Package visit [www.cmauctioncenter.com](http://www.cmauctioncenter.com) or call (207) 848-7027.

Dated: July 2, 2020

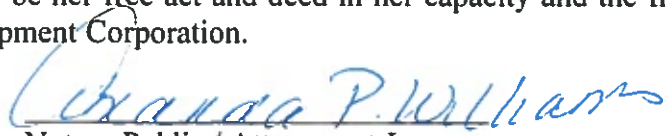
  
/s/ Allison A. Economy  
Rudman Winchell  
84 Harlow Street – P.O. Box 1401  
Bangor, ME 04402-1401  
(207) 947-4501

STATE OF MAINE  
PENOBSCOT, ss

July 2, 2020

Then personally appeared the above-named Allison A. Economy, in her aforesaid capacity, and acknowledged the foregoing instrument to be her free act and deed in her capacity and the free act and deed of said Eastern Maine Development Corporation.

Before me,

  
Notary Public / Attorney-at-Law

**Amanda P. Williams**  
Notary Public, State of Maine  
My Commission Expires April 3, 2024  
(R2303913.1 49663-076536)

## TERMS AND CONDITIONS OF SALE

August 6, 2020

Pursuant to the Judgment of Foreclosure and Sale entered in the Penobscot County Superior Court on November 8, 2019, in the civil action entitled **EASTERN MAINE DEVELOPMENT CORPORATION vs. ROSE FRY d/b/a ROSE'S RESTAURANT**, Docket No. PENS-C-2019-34, for the foreclosure of a mortgage deed dated June 10, 2015, on real estate located at 37 & 39 LaGrange Road, Howland, County of Penobscot and State of Maine, which is recorded in the Penobscot County Registry of Deeds in Book 13865, Page 55, to which mortgage deed reference is made for a more particular description of the premises to be sold. Eastern Maine Development Corporation announces the following terms and conditions of sale:

1. Sale will be conducted by Central Maine Auction Center on behalf of Eastern Maine Development Corporation.
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 \$2,500.00 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 37 & 39 LaGrange Road, Howland, Penobscot County, Maine.
4. The mortgagee expressly reserves the right to:
  - a. refuse to accept any and all bids;
  - b. hold one or more recesses;
  - c. amend or waive the terms of sale; and
  - d. adjourn the sale one or more times.
5. Oral bids will be accepted beginning at 2:00 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. **Eastern Maine Development Corporation**, makes no representations regarding the condition of the premises, or any federal, state or local land use or environmental laws.

9. Eastern Maine Development Corporation reserves the right to bid and shall not be required to make a bid deposit.

10. Eastern Maine Development Corporation 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 \_\_\_\_ day of \_\_\_\_\_, 2020, by and between **EASTERN MAINE DEVELOPMENT CORPORATION** 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 at 37 & 39 LaGrange Road, Howland, Maine, which property is more fully described in mortgage recorded in the Penobscot County Registry of Deeds in Book 13865, Page 55, dated June 10, 2015.

2. Buyer agrees to pay the sum of \$\_\_\_\_\_ as follows: \$2,500.00 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 **EASTERN MAINE DEVELOPMENT CORPORATION vs. ROSE FRY d/b/a ROSE'S RESTAURANT**, Docket No. PENS-RE-2019-34 (Penobscot County Superior Court). The only condition to Buyer's fulfillment of his/her obligations under this agreement is that on the closing date the Seller shall deliver said Quitclaim Deed without covenant. There shall be no contingencies or other circumstances that will relieve the Buyer of his/her obligations hereunder including, inter alia, his/her 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 Seller 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. **EASTERN MAINE DEVELOPMENT CORPORATION** makes no representations regarding the condition of the premises, or any federal, state or local land use or environmental laws.

12. 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, 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.



**EASTERN MAINE DEVELOPMENT  
CORPORATION  
(SELLER)**

\_\_\_\_\_  
**WITNESS**

By: \_\_\_\_\_

\_\_\_\_\_  
**Its** \_\_\_\_\_

\_\_\_\_\_  
**WITNESS**

\_\_\_\_\_  
**Buyer**

Address:

SS#:

## **QUITCLAIM DEED WITHOUT COVENANT**

**EASTERN MAINE DEVELOPMENT CORPORATION**, a Maine corporation with a principal place of business in Bangor, County of Penobscot and State of Maine, as foreclosing mortgagee, for consideration paid, releases to \_\_\_\_\_ certain lots or parcels of land with any buildings thereon, situated in Howland, County of Penobscot 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 Rose Fry d/b/a Rose's Restaurant in connection with a certain mortgage given by said mortgagor to Eastern Maine Development Corporation, dated June 10, 2015, and recorded in the Penobscot County Registry of Deeds in 13865, Page 55. Suit for foreclosure was instituted by Eastern Maine Development Corporation in the Penobscot County Superior Court, Bangor, Maine on May 10, 2019. An attested copy of the Clerk's Certificate was duly recorded in the Penobscot County Registry of Deeds on July 29, 2019, in Book 15224, Page 298. Judgment was entered by the court on November 8, 2019. Pursuant to the terms of the statute under which the Grantor/Mortgagee proceeded, a public sale was held on August 6, 2020, after notification by newspaper publication on July 3, 10 and 17, 2020, 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 40 Harlow Street, Bangor, Maine 04401.

For Grantor's source of title, reference may be had to deed from James Wambolt and Jill K. Wambolt to Rose M. Fry, dated June 10, 2015, and recorded in the Penobscot County Registry of Deeds in Book 13865, Page 54.

IN WITNESS WHEREOF, the said \_\_\_\_\_ of Eastern  
Maine Development Corporation has caused this instrument to be signed its name as an  
instrument under seal this \_\_\_\_ day of \_\_\_\_\_, 2020.

WITNESS:

EASTERN MAINE DEVELOPMENT  
CORPORATION

\_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_, 2020

Then personally appeared the above-named \_\_\_\_\_ of  
Eastern Maine Development Corporation and acknowledged the foregoing instrument to be  
his/her free act and deed and the free act and deed of said corporation.

\_\_\_\_\_  
**NOTARY PUBLIC**

Typed or Printed name of

Notary: \_\_\_\_\_

## **EXHIBIT A**

Two certain lots of parcels of land with the buildings thereon situate in Howland, Penobscot County, Maine, bounded and described as follows, to wit:

FIRST PARCEL: A certain lot or parcel of land together with the buildings thereon situate in Howland, County of Penobscot, State of Maine, bounded and described as follows: to wit: Lot Numbered 12B on the northerly side of the road leading from Howland to Lagrange, and being one of the lots in a deed from the Advance Bag & Paper Company, Inc. to George Howland dated November 30, 1921, and recorded in the Penobscot County Registry of Deeds, Book 958, Page 178. This lot being seventy five (75) feet on said road and one hundred fifty (150) feet back from the road.

SECOND PARCEL: Beginning at a stake on the north side of the road leading from Howland to Lagrange at the southwest corner of lot of land now or formerly owned by Joseph Bell; thence westerly along said road seventy five (75) feet to lot formerly owned by Sophia Chavaree and described above; thence northerly along said Chavaree's line one hundred and fifty (150) feet; thence easterly seventy (70) feet to the northwest corner of said Bell's lot; thence southerly along said Bell's line to point of beginning.

Howland  
8:55 AM**RE Account 144 Detail  
as of 07/21/2020**

07/21/2020

Page 1

Name: FRY, ROSE M

Land: 33,170

Location: 37 LAGRANGE ROAD (REST)

Building: 116,840

Acreage: 0.52 Map/Lot: U08/007

Exempt 0

Book Page: B13865P54, B15078P39

Total: 150,010

2020-1 Period Due:

Ref1: B13865 P0054 B15078 P39

1) 3,031.78

Mailing 40 HARLOW STREET

Address: BANGOR ME 04401

| Year                            | Date | Reference | P C | Principal | Interest | Costs | Total    |
|---------------------------------|------|-----------|-----|-----------|----------|-------|----------|
| 2020-1                          | R    |           |     | 2,872.69  | 149.14   | 9.95  | 3,031.78 |
| 2019-1                          | R    |           |     | 0.00      | 0.00     | 0.00  | 0.00     |
| 2018-1                          | R    |           |     | 0.00      | 0.00     | 0.00  | 0.00     |
| 2017-1                          | L *  |           |     | 0.00      | 0.00     | 0.00  | 0.00     |
| 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     |
| 2009-1                          | R    |           |     | 0.00      | 0.00     | 0.00  | 0.00     |
| 2008-1                          | R    |           |     | 0.00      | 0.00     | 0.00  | 0.00     |
| 2007-1                          | R    |           |     | 0.00      | 0.00     | 0.00  | 0.00     |
| 2006-1                          | R    |           |     | 0.00      | 0.00     | 0.00  | 0.00     |
| 2005-1                          | R    |           |     | 0.00      | 0.00     | 0.00  | 0.00     |
| 2004-1                          | R    |           |     | 0.00      | 0.00     | 0.00  | 0.00     |
| 2003-1                          | R    |           |     | 0.00      | 0.00     | 0.00  | 0.00     |
| Account Totals as of 07/21/2020 |      |           |     | 2,872.69  | 149.14   | 9.95  | 3,031.78 |

**Per Diem**

|        |        |
|--------|--------|
| 2020-1 | 0.5586 |
| Total  | 0.5586 |

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

Howland  
8:56 AM**UT Account 390 Detail  
as of 07/21/2020**07/21/2020  
Page 1

Name: EASTERN MAINE DEVELOPMENT CORP

40 HARLOW STREET  
BANGOR, ME 04401

Location: 37 LAGRANGE ROAD

RE Acct: 0 Map/Lot: U8 L 7 BK 3655 PG

| Bill Date | Reference  | C | Principal | Tax  | Interest | Costs | Total |
|-----------|------------|---|-----------|------|----------|-------|-------|
| 280       | 07/02/20   |   | 39.00     | 0.00 | 0.00     | 0.00  | 39.00 |
| 277       | 04/01/20   |   | 39.00     | 0.00 | 0.00     | 0.00  | 39.00 |
| 271       | 01/06/20   |   | 39.00     | 0.00 | 0.00     | 0.00  | 39.00 |
| 267       | 10/09/19   |   | 39.00     | 0.00 | 0.00     | 0.00  | 39.00 |
| 263       | 07/09/19   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 256       | 04/12/19   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 254       | 01/08/19   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 248       | 09/28/18   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 244       | 07/03/18   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 237       | 04/05/18   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 234       | 01/09/18   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 229       | 10/02/17   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 240       | 04/23/18*  |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 226       | 07/06/17   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 221       | 04/05/17   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 231       | 10/11/17*  |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 219       | 01/06/17   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 214       | 09/29/16   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 211       | 07/08/16** |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 207       | 04/07/16** |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 204       | 01/08/16** |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 201       | 10/02/15** |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 197       | 07/06/15   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 192       | 04/03/15   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 190       | 01/02/15   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 186       | 10/01/14   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 183       | 07/07/14   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 172       | 04/04/14   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 168       | 01/06/14   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 163       | 10/04/13   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 152       | 07/02/13   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 149       | 04/01/13   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 147       | 01/03/13   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 144       | 10/04/12   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 140       | 06/28/12   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 137       | 04/04/12   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 133       | 01/05/12   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 131       | 10/07/11   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 126       | 07/01/11   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 123       | 04/07/11   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 121       | 01/05/11   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 117       | 10/06/10   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 115       | 07/01/10   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 110       | 04/05/10   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 107       | 01/06/10   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |
| 101       | 10/01/09   |   | 0.00      | 0.00 | 0.00     | 0.00  | 0.00  |

# 2020 Real Estate Tax Bill

R144  
 FRY, ROSE M  
 P O BOX 311  
 HOWLAND ME 04448

| Current Billing Information |                 |
|-----------------------------|-----------------|
| Land                        | 33,170          |
| Building                    | 116,840         |
| Assessment                  | 150,010         |
| Homestead Exempt            | 0               |
| Other Exemption             | 0               |
| Taxable                     | 150,010         |
| Rate Per \$1000             | 19.150          |
| Original Bill               | 2,872.69        |
| <b>Total Due</b>            | <b>2,872.69</b> |

Acres: 0.52

Map/Lot U08/007

Book/Page B15078P39 02/19/2019 B13865P54

Location 37 LAGRANGE ROAD (REST)

## Information

The town valuation base remains stable, along with stable budgeting creating the same tax rate as 2019. The town voted at the June 11, 2019 election to suspend the 2% discount on early payment of taxes.

The Town of Howland's outstanding bond indebtedness is \$1,177,171.00

## Current Billing Distribution

|            |        |          |
|------------|--------|----------|
| MSAD #31   | 32.90% | 945.12   |
| MUN APPROP | 62.67% | 1,800.31 |
| COUNTY TAX | 3.08%  | 88.48    |
| OVERLAY    | 1.35%  | 38.78    |

## Remittance Instructions

Please make checks or money orders payable to  
 Town of Howland and mail to:

Town of Howland  
 P.O. Box 386  
 Howland, ME 04448-0386

N/A

| Due Date | Amount Due | Amount Paid |
|----------|------------|-------------|
|----------|------------|-------------|

Please remit this portion with your first payment  
 2020 Real Estate Tax Bill

Account: R144

10/28/2019 2,872.69

Name: FRY, ROSE M

Map/Lot: U08/007

| Due Date | Amount Due | Amount Paid |
|----------|------------|-------------|
|----------|------------|-------------|

Location: 37 LAGRANGE ROAD (REST)

First Payment





**TRIO** Software  
A Division of Harris Computer Systems

[illegible]



## DISCLOSURES RELATIVE TO PROPERTY

**Auction # R20-269**

**Location: 37-39 Lagrange Road, Howland, 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> |
|-------------------------|--------------------|

### 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 _____ |
|---------------------------|------------|

|                          |            |
|--------------------------|------------|
| Signature of Buyer _____ | Date _____ |
|--------------------------|------------|





Restaurant with contents and walk-in cooler. Lots of equipment, hood, fryolator, grill, and chest freezers. All contents and equipment sold in as-is condition. Electricity and water has been turned off at the property. Prospective bidders must satisfy themselves to their own due diligence and inspection.

House with 2 bedrooms and 2 bathrooms. Basement, sunroom, kitchen, living, and dining area. 2-Car garage outbuilding on site. Prospective bidders must satisfy themselves to their own due diligence and inspection.