# 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  $\pm$  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  $\pm 0.52$  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 or call (207) 848-7027.

Dated: July 2, 2020

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. PENSC-RE-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 bill 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

AGRI	EEMENT made this _	day of	, 2020, by and between <b>EASTERN</b>
			foreclosing mortgagee (hereinafter referred
to as "Seller"	), and		of
		(herein	nafter referred to as "Buyer").
at 37 & 39 La	Grange Road, Howlands orded in the Penobsco	nd, Maine, which	s to buy certain lots or parcels of land located h property is more fully described in ry of Deeds in Book 13865, Page 55, dated
2.	Buver agrees to pay	the sum of \$	as follows: \$2,500.00 at the
			is nonrefundable, the receipt of which is
			the time of the closing in cash, certified or
			at of the balance due within 30 days from the
	ne deposit made by Bu		
in <b>EASTERN RESTAURA</b> only condition closing date the contingencies	m Seller as foreclosing NMAINE DEVELOINT, Docket No. PEN n to Buyer's fulfillmente Seller shall deliver	g mortgagee pursu PMENT CORPO SC-RE-2019-34 ( nt of his/her obligation of the control of the	to Buyer by a Quitclaim Deed without suant to the Judgment of Foreclosure and Sale ORATION vs. ROSE FRY d/b/a ROSE'S (Penobscot County Superior Court). The gations under this agreement is that on the Deed without covenant. There shall be no ve the Buyer of his/her obligations hereunder ull purchase price.
4.	All real estate transfe	er taxes and sales	s taxes are the responsibility of the Buyer.
5. responsibility	-	eal estate taxes, a	assessments and/or sewer user fees are the
6. Seller until cl		amage to said pre	emises by fire or otherwise is assumed by

8. Time is of the essence to this Agreement.

any leasehold interest in the real estate.

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.

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

The real property may be occupied by third parties at the time of the public sale

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 additional 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.

2

## EASTERN MAINE DEVELOPMENT CORPORATION (SELLER)

**************************************	By:	
WITNESS	Its	
WITNESS		
WIIIVESS	<b>Buyer</b> Address:	

{R2304063.1 49663-076536}

#### **QUITCLAIM DEED WITHOUT COVENANT**

EASTERN MAINE DEVELOPMENT CORPORATION, a Maine corporation	on with a
principal place of business in Bangor, County of Penobscot and State of Maine, a	as foreclosing
mortgagee, for consideration paid, releases to	_ certain lots or
parcels of land with any buildings thereon, situated in Howland, County of Penol	bscot 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 I	East	ern
IN WITNESS WHEREOF, the said Maine Development Corporation has construment under seal this day of			to be	signed	its	name	as	an
WITNESS:		RN MAINE RATION	DEVE	LOPMI	ENT			
	Ву:							
					_			
STATE OF								
STATE OFCOUNTY OF				, 20	20			
Then personally appeared the above	ve-named			,			of	
Eastern Maine Development Corporation his/her free act and deed and the free act a	and acknow	ledged the f	foregoi					
	NOTAR	RY PUBLIC	7					
	* -	r Printed na						

#### **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

Location: 37 LAGRANGE ROAD (REST) Acreage: 0.52 Map/Lot; U08/007

Book Page: B13865P54, B15078P39

2020-1 Period Due: 1) 3,031.78 

 Land:
 33,170

 Building:
 116,840

 Exempt
 0

 Total:
 150,010

Ref1:

B13865 P0054 B15078 P39

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 a	s 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: UB L 7 BK 3655 PG

Bill	_Date	Reference	С	Principal	Tax	Interest	Costs	Total
MISCHE!								7 - 337
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			00,0	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
	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
	07/01/11			0.00	0.00	0.00	0.00	0.00
	04/07/11			0.00	0.00	0.00	0.00	0.00
	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
	07/01/10			0.00	0.00	0.00	0.00	0.00
	04/05/10			0.00	0.00	0.00	0.00	0.00
	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

Current Billing Information Land 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 Total Due 2,872.69

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

Acres: 0.52

Map/Lot U08/007

Book/Page B15078P39 02/19/2019 B13865P54

\$2000 - 4 \$2000 Pile Doller Miles Villa

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 B	illing Distribu	tìon
MSAD #31	32.90%	945.12
MUN APPROP	62.67%	1,800.31
COUNTY TAX	3.08%	88.48
OVERLAY	1.35%	38.78
		[

	47+194.	Sec. 15.	100			<b>-</b> (2)			ictions	Bornes in	
i	LTE 9:	se r	nake	chec	cks 4	$\mathfrak{or}$	mor	ley.	orders	payable	to
	Town	of	Howl	and	and	ma	ail	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

Name:

FRY, ROSE M

Map/Lot:

U08/007

Location: 37 LAGRANGE ROAD (REST) 10/28/2019

2,872.69

Due Date Amount Due Amount Paid

First Payment

Map Lot U08/007 Account	ıt 144	Location		37 LAGRANGE ROAD (REST)	AD (REST)		ඊ	Card 1	ŏ	2 6/	6/22/2020
FRY, ROSE M		à	Property Data	ta		•	<b>Assessment Record</b>	ent Rec	ord		
40 HARLOW STREET		Neighborhood	5 LaGrange Rd	<b>-</b>	Year	Land		Buildings	gs	Exempt	Total
BANGOK ME 04401					2007		0		36,800	0	36,800
		Tree Growth Year	er 0		2008		0	Webserrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrr	34,900	0	
B13865P54 B15078P39		Y Coordinate		0	2009		0		34,900	0	
Previous Owner		Zone/Land Use	13 Residential B	8	2010		0		34,900	0	
WAMBOLI, JAMES A. *WAMBOLT TILL K		Secondary Zona	And the second s		2011		0	ATT PARTY AND ADDRESS OF THE PARTY AND ADDRESS	34,900	0	
258 DAVIS RD.		1000			2012		0		43,400	0	
ENFIELD ME 04493 Sale Date: 6/10/2015		Topography		1 Level	2013		0		43,400	0	
Previous Owner		1.1 evel	× St	7.Rough	2014		0	Art üldt de die de	43,380	0	43,380
GLIDDEN, ROSEMARY 37 I AGBANGE BOAD		2.Rolling 3.Above St	5.Low 6.Swampy	aci ori	2015		0	And the second s	43,380	0	43,380
P. O. BOX 107		Utilities	1 4	1 All Public	2016		0		43,380	0	43,380
HOWLAND ME 04448 0107		1.Public	4.Dr Welf	7.Cesspool	2017		0		43,380	0	43,380
sale Date: //uz/zuu/		2.Water	5.Dug Well	só d	2018		0		43,380	0	43,380
		5. Street 1 P.	5.Septic	у.иоле	2019		0		43,380	0	43,380
		•	į	L	2020	- Advantage - Adva	0		43,380	0	43,380
		1.Paved	4.Proposed	7.	and and the second seco		Lan	Land Data		e impendio de la cida e matema e e e e e e e e e e e e e e e e e e	THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAM
		3.Gravel	ذب نم	8. 9.None	Front Foot	1	Effective	tive	Infl	Influence	Influence
		SHORELINE		0		1 ype	Frontage	Depth	Factor	Code	Codes
Inspection Witnessed By:		Reinspection		0	11.kegular Lot 12.Delta Triangle					% %	1.Commercial
			Sale Data		13.Nabla Triangle					%	3.Topography
X	ą.	Sale Date		6/10/2015	14.Rear Land 15.Miszellaneous				3	9%	4.Size/Shape
	,	Price		125,000						2 %	5.Access 6.Restriction
No./Date Description	Date Insp.	Sale Type	2 Land & Buildings							8	7.Corner Infl
		1.Land	4.Mobile	7.	Square Foot		Square Feet	Feet			8.Environment
		2.L & B	5.Other	æ :	16.Regular Lot					%	9.Fract Share
		filling	3	ń	17.Secondary Lot					%	30.Rear Land Acre
		Financing	9 Unknown		19.Condominium					%	31.Farm/Open Spac
Notes:		I.Conv	4. Seller	~ ·	20.Miscellaneous					%	32.Wdland Lease L
		3.Assumed	5.Cash	9.Unknown						% %	34.Roads-Class I
		Validity	R Other Non Valid	1	Fract. Acre		Acreage/Sites	/Sites		:	35.Pasture
		1 Valid	4 Colit	70	21.Baselot Imp(					%	36.Orchard
		2.Related	5.Partial	8.Other	22.Baselot UnImp(				9	%	37, Softwood
		3.Distress	6.Exempt	o'i	Z3.MISC (					%	38.Mixed Wood
		Verified	5 Public Record		24.Baselot Imp					% .	40.Wasteland
		1 Bisver	4 Anent	7 Family	25.Baselot UnImp					g. 38	41.Gravel Pit
		2.Seller	5.Pub Rec	8.Other	26.Secondary		- Defendance			% %	42.Mobile Home Si
•		3.Lender	6.MLS	9.Confid	Z8.Frontage 2		,				44.Lot Improvemen
Howland	_			_	29.Frontage 3		lotal Acreage	creage	0.00		45.Campsite
											46.River/View

		Account	144	Location	37 LAGRANG	37 LAGRANGE ROAD (REST)	Card	1 Of 2 6/22/2020	
Style 1 Convention	SF Bsmt Living	0		Layout 1 Typica	I			1	
5.Garrison	Fin Bsmt Grade	0 0			7.				
5.Split	ত।	٦,			හ්				
3.k Karkon 7.Contemp 11.	Heat Type 100%	% 5 Forced Warm Air	Warm Air		.6			. 16	
a Units 1		5.FWA 6.GravWA	9.No Heat	Attic 9 None	16 4 Full Ex. 3				
	3.Н Римр	7.Electric			5.Fl/Spir		1- Carrage 24 x 30 (720)	CHANGE IN COOL	
Stories 5 One & 3/4 Story		8.FI/Wall	12.					(128) 14	
4.1.5	% <b>0</b> a			Insulation 1 Futi		18		9	
	1.Refng	4.W&C Air	7.					1SF/Sab "Kitchen"	9
all Marie	Z-Evapor	uni (	œ i		5.Unknown 8.				3
Exterior waits a Composition	3.H Pump	<u>ة.</u>	9.None	- ;	9.None	1.75 SFRB		<u> </u>	
6.Brick	1 Modern	4 Obsolete	_	Unimished % 0%	% Enir 11004				
s. 7.Stone	2.Typical	7. OLOMonte. 5.	. 00	Digues & racios 2	4 B Grade 7	(720)		(114)	
8.Concrete	3.0ld Type	•	None		5.A Grade 8.5C Grade	!			
Roof Surface 1 Asphalt Shingles	Bath(s) Style	2 Typical Bath(s)	thinking and a second					1SF/B "Restaurant"	
lt 4.Composit	1.Modern	4.Obsolete	7.	SQFT (Footprint) 720					
5.Wood	2.Typical	5.	œ.	Condition 4 Average	rage			(1170)	8
3.Metal 6.Other 9.	3.0id Type	6.	9.None						******
St Masony Inm 0	# Rooms	7						************	
OFEN-3-COSION B	# bedrooms	M		6	ood 9.5ame	7			
NS10M	# Full Baths	7			0%0	1 SFANB (446)		8	
- 1	# Half Baths	0			100%			ŀ	7
윎	# Addn Fixtures	0		9	9 None	B		1 6 Canopy (222)	
	# Fireplaces	0						37	
1.Congrete 4.Wood 7.				<b>#</b> #	-			5	
S.Sido				3.Fire 6.Se	6.Seasonal 9.None				
4 Full Basemer			(	Ì.	70 July 10 Jul				
				0.None 3.No	3.No Power 7,				
2.1/2 Bmt 5.None 8.				1.Location 4.Ge	4.Generate 8.				
		os S	fiware	2.Encroach 9.None	me 9.				
201	A Divinia	A Division of Harris Computer Systems			1 Interior Inspect				
Wet Basement 2 Damp Basement				1.Interior 4.Va					
c					5.Estimate 8.				
í vá	***************************************			6 g	4 Agent				
				4.Ac	ent 7.				
Tate I	Data Inchedad 3/18	3/18/2011		2.Relative S.Es	S.Estimate 8.				
	of the state of th	1107/0		January Comer	ner y.				
Additions, Ot	Additions, Outbuildings & Improvements	Improveme	ents		1.One Story Fram				
Year	Units Grade	Cond Phys.	s. Funct.	Sound Value	2.Two Story Fram				
1 One Story Frame   0	446 00	0 0	% 0%	1	3. Three Story Fr				
0	720 0.0	0			4.1 & 1/2 Story				
					5.2 & 1/3 Show				
					21.0pen Frame Por				
	-				22.End Frame Por				
					23. Frame Garage				
					24.Frame Shed				
					25.Frame Bay Wind				
					26.1SFr Overhang				
			%		27. Unite Basement				
				•					

Map Lot U08/007 Account	nt 144	Location		37 LAGRANGE ROAD	AD		g	7g 7	Of 2	6/2	6/22/2020
FRY, ROSE M		P	Property Data	-			<b>Assessment Record</b>	ent Rec	ord		
40 HARLOW STREET		Neighborhood	Neighborhood 5 LaGrange Rd		Year	Land		Buildings		Exempt	Total
BANGOR ME 04401					2007	16	16.700		500		007.87
		Tree Growth Year	ar 0		2008	31	002.31		202/10	5 6	007'01
		X Coordinate		0	5000	מין	20.		20,500	5	113,200
B13803F34 B15U/8F39		Y Coordinate			5007	16,	16,700	•	96,500	٥	113,200
Previous Owner WAMBOLT JAMES A		zone/Land Use	13 Residential B		2010	16,	16,700		96,500	0	113,200
*WAMBOLT, JILL K.		Secondary Zone			2011	16,	16,700		96,500	0	113,200
258 DAVIS RD.			To the militarity describes and the service an		2012	33,	33,200	1,	124,100	0	157,300
ENTIELD ME 04493 Sale Date: 6/10/2015		Topography	11	1 Level	2013	33,	33,200	1	124,100	0	157,300
Previous Owner		1.Level	ξ	Rough.	2014	33,	33,170	1	124,090	0	157,260
GLIDDEN, ROSEMARY 37 I AGRANGE ROAD	•	2.Rolling 3.Above St	5.Low 8 6.Swampy 9	es 66	2015	33,	33,170		124,090	0	157,260
P. O. BOX 107		Utilities	H H	1 All Public	2016	33,	33,170		73,460	0	106,630
HOWLAND ME 04448 0107		1.Public	4.Dr Well	7.Cesspool	2017	33	33,170		73,460	0	106,630
Sale Date: //uz/zuu/		2.Water	. T		2018	33,	33,170		73,460	0	106,630
			o.sepoc 1 Paved	augh: 6	2019	33,	33,170		73,460	0	106,630
					2020	33,	33,170		73,460	0	106,630
		1.Paved	4.Proposed 7.				Lanc	Land Data			The state of the s
		3.Gravel	ர் மீ	9.None	Front Foot	1	Effective	ive	Influence	ince	Infliance
		SHORELINE		0		lype	Frontage	Depth	Factor	ş	Codes
Inspection Witnessed By:		Reinspection		0	12.Delta Triangle				8 8		1.Commercial 2 Fyress Edo
			Sale Data		13.Nabla Triangle				*		3.Topography
X	ţ.	Sale Date	9	6/10/2015	14.Rear Land 15.Miscellaneous				%		4.Size/Shape
		Price		125,000		- Company of the Comp			% %		5.Access 6.particion
No./Date Description	Date Insp.	Sale Type	2 Land & Buildings	1					%		7.Corner Infl
		1.Land			Square Foot		Square Feet	Feet			8.Environment
		2.L & B	5.Other 8.		16.Regular Lot				8		9.Fract Share
		3.Building	6. 9		17.Secondary Lot				8 2		Acres 30 Rear Land Acre
THE STATE OF THE S		Financing	9 Unknown		18.excess Land 19 Condominium				\$ %		31.Farm/Open Spac
Notes:		1.Conv	4.Seller 7.	•	20.Miscellaneous				%		32.Wdland Lease L
		2.FHAVA	gų.						%		33.Water Frontage
Kestaurant & Buildings Vacant for extended		5.Assumed	6.Cash 9	9.Unkmown	4 40 40				%		34.Roads-Class I
period-Keview-reduced condition and grade for 2015	٠	Validity	8 Other Non Valid		21.Baselot Imo (		Acreage/Sites	/Sites	- 1		35.Orchard
		1.Valid	4.Split 7.	7.Changed	22.Baselot UnImp(	17	***************************************	0.52	200 %		37, Softwood
		3.Distress	<u> </u>	9	Z3.Misc (				8		38.Mixed Wood
		1 to 1 to 1			Acres				%		39.Hardwood
	******	, Act and the contract of the	Kecora		25.Baselot UnImp				%		41.Gravel Pit
		2.Seller	5.Pub Rec 8	A.raffilly B.Other	26.Secondary				\$ 8	Ī	42.Mobile Home Si
		3.Lender		9,Confid	27.Frontage 1				2		43.Condo Site
Howland	-				29.Frontage 3		Total Acreage		0.52	4 4	44.Lot improvemen 45.Campsite
										4	46.River/View

Map Lot U08/007	207		Acc	Account	144	Location	37 LAGRANGE ROAD	GF ROAD	r	, C	טרטכ/ רכ/ ש
Building Style		SF Bsmt Living				avout		- And the second of the second	7		0/22/2020
1.Conv. 5.Garrison	9.Other	Fin Bsmt Grade	ide			1.Typical 4.	7.				
	10.	OPEN-S-CUSTOMIZE	TOMIZE					on the same			
3.R Ranch 7.Contemp	11	Heat Type	100%			3.Obsolete 6.	o ca	***************************************			
4.Cape 8.Log	12.	1.HWBB	S.FWA	6	9.No Heat	Attic					
Owelling Units		Z.HWCI	6.GravWA	,		1.1/4 Fin 4.Full Fin					
Other Units		3.H Pump	7.Electric	. 11,		2.1/2 Fin 5.FVStair	Stair 8.				
		4.Steam	8.Fl/Wall	12.		3.3/4 Fin 6.	9.None				
4.1.5	7.	Cool Type	0%0			Insulation					
5.1.75		1.Remg	4.W&C Air	≓ 							
6.2.5	ó	2.Evapor	ιÅ	aci			5,Unknown 8.	***************************************			
Walls	;	3.Н Ритр	·9.	9,	9.None	3.Capped 6.	9.None				
	9.Noveity	Kitchen Style				Unfinished %					
	10.	1.Modern	4.Obsolete	te 7.		ğ		7			
	13.	2.Typical	ιń	œċ							
4.Aspestos s.concrete	1.2.	3.0ld type	ģ.	.9	9.None		5.A Grade 8.SC Grade	41			
왕		Bath(s) Style				3.C Grade 6.	9.Same				
1.Asphalt 4.Composit	۲.	1.Modern	4.Obsolete	te 7.		SQFT (Footprint)	- Landerson Control of the Control o				
		2.Typical	เก๋	8		Condition		1			
3.Metal 6.Other		3.0ld Type	υż	ě	9.None	1.Poor 4.Avg	2,76				
SF Masonry Trim		# Rooms			Ī	2.Fair 5.Avg+					
OPEN-3-CUSTOM		# Bedrooms									
OPEN-4-CUSTOM		# Full Baths				7					
Year Built		# Half Baths		1		Find % Good					
Year Remodeled		# Addn Fixtures	165			Functional Code		T			
Foundation		# Firenlaces				Tocomo d'Dolar					
1.Concrete 4.Wood	7.	1	TO SECURE AND ADDRESS OF THE PERSON AND ADDR	NAMES OF TAXABLE PARTICULAR PROPERTY OF TAXABLE PARTICULAR PARTICU				\$			
	80						ē	200			
a	் எ					600d	ĺ				
Basement			P		<u>.</u>	Economic Code		With the second		77.77.000	- With mineral
1.1/4 Bmt 4.Full Bmt	7.	<b></b>				0.None 3.No	3.No Power 7.				
2.1/2 Bmt 5.Nane	85	1				F					
3.3/4 Bmt 6.	9.None	7		Soft	ware	_					
Bsmt Gar # Cars		***	A Division of Borris Commuter Sections	Commuter Syste		융					
Wet Basement			,	and to come de man		1.Interior 4.Vacant	ant 7.				
	7.						gi.				
2.Damp 5.	æ					3.Informed 6.	σń				
6.	6					Information Code	0				
						1.Owner 4.Agent	int 7.				
		•					퍒				
	Date Inspected	spected				3.Tenant 6.Other	ō, o,				
Addit	ions, Out	building	Additions, Outbuildings & Improvements	wemen	3		1.One Story Fram				
	Year	Units	Grade Cond	Phys	Find	Sound Value	2.Two Story Fram				
679 Restaurants	1950 11	1	T	e		т-	3.Three Story Fr				
1 One Stopy Error	7	Т	Т				4.1 & 1/2 Story				
Stury Flattie	7		П	Ì			5.1 & 3/4 Story				
1 One Story Frame	2007   114	3 100	90 4	0	% 100 %		6.2 & 1/2 Story				
61 Canopy	2007   222	22  3 100	00 4	6 0	% 100 %		21.0pen Frame Por				
21 Open Frame	2007 17	178   7 100	00 4	0	% 100 %		22.End Frame Por				
	**	T	7				23.Frame Garage				
				^			24.Frame Shed				
				6			25.Frame Bay Wind				
				ò	% %		26.15Fr Overhang				
				%	% 9		ZZ.Unfin Basement				
				ð			Za.unamisneg Att				
	_			`			29.Finished Attic				

#### **DISCLOSURES RELATIVE TO PROPERTY**

Auction # R20-269

Location: 37-39 Lagrange Road, Howland, ME

Disclosure for Heating System:	
Type	Not Known X
Age of System	Not Known X
Name of Service Company	Not Known X
Annual Consumption per Source	Not Known X
Malfunctions or Problems	Not Known X
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 X
Location of Field and Tank	Not Known X
Malfunctions	Not Known X
Service and Contracting	Not Known X
Disclosure for Private Water Supply:	Nat Karana W
Type of System	Not Known X
Date of Installation	Not Known X
Malfunctions	Not Known X
Location	Not Known X
Date and Result of Tests	Not Known X
Disclosure for Public Water Supply:	
Line Malfunctions	Not Known X
Disclosure for Known Hazardous Materials including but not limited to:	
Asbestos	Not Known X
Radon	Not Known X
Lead Paint	Not Known X
Chemical Spills on Property	Not Known X
Underground Tanks	Not Known X
Signature of Seller	Date
Signature of Ruyer	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.