

NOTICE OF PUBLIC SALE

Pursuant to the Judgment of Foreclosure and Order of Sale entered in the Maine District Court (Machias, Washington County) on September 23, 2020, in the civil action entitled **MACHIAS SAVINGS BANK v. KEVIN C. FEENEY and STATE OF MAINE, MAINE REVENUE SERVICES**, Docket No. RE-2020-03, for the foreclosure of (1) a mortgage dated September 4, 2008, on real estate located on Route 191 and Little Machias Road, Town of Cutler, Washington County, and State of Maine, recorded in the Washington County Registry of Deeds in Book 3451, Page 302, and (b) a mortgage dated September 21, 2009, on real estate located on Number Nine Road, Town of Cutler, Washington County and State of Maine, which mortgage is recorded in the Washington County Registry of Deeds in Book 3576, Page 105, to which mortgage deeds reference is made for more particular descriptions of the premises to be sold, the statutory 90-day redemption period having ended without redemption, notice is hereby given that sales will be held as follows:

- **March 18, 2021, at 12:00 noon** – property located on Route 191 (commercial garage) and Little Machias Road (Map 15, Lot 15, abutting land only), Cutler, Maine (Book 3451, Page 302); and
- **March 18, 2021, at 12:30 p.m.** – vacant land parcel located on Number Nine Road, Cutler, Maine (Book 3576, Page 105).

Both public sales will take place at the commercial garage, which is believed to have a street address of 2401 Cutler Road, Route 191, Cutler, ME 04626.

The properties may be inspected before the date of the sale by making an appointment. Further information regarding the terms of the public sale of the property may be obtained from Central Maine Auction Center, Attention Emily Tilton, 44 Concord Drive, Hermon, Maine 04401; (207) 848-7027.

TERMS OF SALE: Oral bids will be accepted beginning at 12:00 p.m. for Route 191 commercial garage and abutting land; and 12:30 p.m. for parcel located on Number Nine Road, Cutler, Maine. All bidders will be required to submit a deposit \$5,000.00 in cash or certified funds for each auction before their bid will be accepted. The highest bidder's deposit will be transferred to MACHIAS SAVINGS BANK which sum shall be non-refundable. The highest bidder must also sign a purchase and sale agreement with MACHIAS SAVINGS BANK 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 MACHIAS SAVINGS BANK will deliver a duly executed quitclaim deed without covenant. If the highest bidder does not close as required, the Bank 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.

Dated: February 10, 2021

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