



# PROPERTY INFORMATION PACKAGE

## LAND ONLY

## 188 NORTH RD, DETROIT, ME

**Property Location:** 188 North Road, Detroit, ME

**Property Number:** R22-307

**Preview Time:** Thursday, April 7<sup>th</sup> 2022 @ 2-3:00 pm

**Live Bidding Time:** Friday, April 15<sup>th</sup> 2022 @ 2:00 pm

**Live Bidding Location:** On-Site

**Acreage:** ± 0.89

**Map/Lot:** 007-062-A

**Book/Page:** B5317/P316

Central Maine Auction Center 44 Concord Drive, Hermon, ME 04401 PH. (207) 848-7027

EMILY TILTON PH. (207) 735-8782 EMILY@CMAUCTIONCENTER.COM

**WWW.CMAUCTIONCENTER.COM**

**CENTRAL MAINE AUCTION CENTER**

44 CONCORD DRIVE, HERMON, MAINE 04401

(207) 848-7027 • CMAUCTIONCENTER.COM

**NOTICE: ATTENTION ALL PROSPECTIVE BIDDERS**

*CENTRAL MAINE AUCTION CENTER IS ACTING SOLEY AS AGENT FOR THE SELLER*

Dear Prospective Bidder:

Machias Savings Bank and Central Maine Auction Center, in conjunction with Realty of Maine would like to announce auction R22-307 consisting of real estate at 188 North Road, Detroit, ME. The above property is subject to a \$5,000.00 deposit (nonrefundable to the highest bidder) in CASH or CERTIFIED U.S. FUNDS made payable to Machias Savings Bank (deposited with Auctioneer as qualification to bid). The property will be sold by public auction in as is-where is condition, subject to all outstanding municipal assessments.

All information contained in this document and/or any advertising and marketing material was obtained from sources deemed to be reliable. However, Central Maine Auction Center and the seller of this property and/or its agents make no warranties as to the accuracy, truthfulness and completeness of this information. Machias Savings Bank, Central Maine Auction Center and Realty of Maine make no warranties of any kind regarding its title to the property, physical condition, location, value, 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 directly.

**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.



Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### *Right Now You Are A Customer*

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- # To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- # To treat both the buyer and seller honestly and not knowingly give false information;
- # To account for all money and property received from or on behalf of the buyer or seller; and
- # To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

### *You May Become A Client*

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- # To perform the terms of the written agreement with skill and care;
- # To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- # To maintain the confidentiality of specific client information, including bargaining information.

### COMPANY POLICY ON CLIENT-LEVEL SERVICES - WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- # The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- # The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- # The company may offer limited agent level services as a **disclosed dual agent**.

### WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

**Remember!**  
*Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

### THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

*To Be Completed By Licensee*

This form was presented on (date) April 15, 2022

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by Emily Tilton, Associate Broker  
Licensee's Name

on behalf of Realty of Maine  
Company/Agency

MREC Form#3 Revised 07/2006  
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.

STATE OF MAINE  
SOMERSET, ss.

SUPERIOR COURT  
Docket No. SKOSC-RE-2021-20

\_\_\_\_\_  
MACHIAS SAVINGS BANK, )  
 )  
                  PLAINTIFF )  
 )  
                  v. )  
 )  
ANDREW T. DAWSON, Special )  
Administrator of the Estate of Anne Katir, )  
 )  
                  DEFENDANT )  
\_\_\_\_\_)

**\*\*\*DISCLAIMER\*\*\***

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

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

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

## TERMS AND CONDITIONS OF PUBLIC SALE

Machias Savings Bank v. Andrew T. Dawson, Special Administrator of the  
Estate of Anne Katir

188 North Road, Detroit, Somerset County, Maine

The following are the terms and conditions of the public sale of the real property subject to a mortgage granted to Machias Savings Bank by Anne Katir said mortgage having been foreclosed as described in the Judgment of Foreclosure and Sale dated January 5, 2022, and entered by the Superior Court for Somerset County at Skowhegan, Maine, in the matter of Machias Savings Bank v. Andrew T. Dawson, Special Administrator of the Estate of Anne Katir (Docket No. SKOSC-RE-2021-20):

1. The property to be sold includes the real estate, together with any improvements thereon, located generally at 188 North Road in Detroit, Somerset County, Maine, more particularly described in the Mortgage Deed from Anne Katir to Machias Savings Bank dated August 13, 2018, and recorded in the Somerset County Registry of Deeds in Book 5317, Page 319 (the "Property"). No personal property is being sold with the Property and bidders must satisfy themselves as to the legal character of specific property as real or personal in nature. Machias Savings Bank reserves the right, but not the obligation, for itself and its assigns, to remove any personal property from the Property without liability of any kind to the purchaser of the Property for any loss, injury, or damage sustained as a result of the storage or removal of any personal property.

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

3. The public sale will be held on April 15, 2022, at 2:00 p.m. at 188 North Road in Detroit, Maine.

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

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

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

6. The successful bidder shall apply the bid qualification deposit of Five Thousand Dollars (\$5,000.00) as a nonrefundable deposit at the time of signing the Purchase and Sale Agreement. The balance of the purchase price payable by the successful bidder shall be paid in certified U.S. funds at the closing to be held on or before thirty (30) calendar days from the date of public sale as set forth in the Purchase and Sale Agreement.

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

- a. Any and all municipal, state, or federal laws, regulations, and ordinances including, without limitation, permits and approvals heretofore issued by any federal, state, or municipal government authority (compliance with, application for the transfer of any such permits, or approvals shall be the sole responsibility of the purchaser).
- b. Any and all encumbrances and easements, whether or not of record in the applicable Registry of Deeds, and any governmentally imposed or required zoning, subdivision, environmental, and other land use restrictions.
- c. Any condition which a physical examination or adequate survey of the Property might reveal.
- d. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by a law, and which may or may not be shown by the public records.
- e. The rights of tenants and persons in possession, if any.
- f. The conveyance will be subject to all outstanding municipal fees, charges, encumbrances, and liens, whether or not of record in the applicable Registry of Deeds, including, but not limited to, water and sewer, and municipal or quasi-municipal taxes.
- g. Any and all real estate transfer taxes, including Machias Savings Bank's share of such taxes (36 M.R.S. §§ 4641 et seq.), as applicable, shall be paid by the purchaser at closing.

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

compliance with the terms of the sale, the Auctioneer shall declare that the terms of the sale have been complied with and that the sale is closed.

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

10. Seller, in selling the Property, is conducting a foreclosure sale. The Property is sold "AS IS, WHERE IS", with all existing defects and without any warranties of any kind, even as to fitness for a particular purpose, habitability, or merchantability. All bidders are invited to inspect the real estate and the public records prior to making a bid. No warranties, guaranties, or representations of any kind are made, and all warranties are disclaimed with respect to any improvements located on the Property, including improvements located underground, the location and/or boundaries of the Property or improvements thereon, title to the Property, environmental compliance, or its compliance with any applicable zoning or land use regulations, law, or ordinances. The purchaser will assume responsibility and expense for any title search, title examination or title insurance. Seller shall not be required to execute any title insurance affidavits or similar documents relating to the Property. **THE PURCHASER WILL ASSUME RISK OF ANY DEFECTS, AND EACH BIDDER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE AMOUNT BID REFLECTS THE "AS IS, WHERE IS" CONDITION OF THE PROPERTY AND THE ASSUMPTION OF ALL RISKS RELATING TO UNDISCLOSED DEFECTS. EACH BIDDER FURTHER ACKNOWLEDGES AND AGREES THAT SUCH BIDDER IN NO WAY RELIES UPON REPRESENTATIONS MADE BY MACHIAS SAVINGS BANK OR ITS REPRESENTATIVES AND AGENTS.**

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

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

13. In the case of disputed bidding, Machias Savings Bank shall be the sole and absolute judge of such dispute.

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

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

15. All of the terms and conditions set forth in the notice of public sale published in the Central Maine Morning Sentinel on March 12, 19, and 26, 2022, are deemed to be incorporated herein by reference.

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

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

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



**PURCHASE AND SALE AGREEMENT**

MACHIAS SAVINGS BANK, a Maine banking corporation having a place of business in Machias, Maine (the “Seller”), and \_\_\_\_\_, whose address is \_\_\_\_\_, \_\_\_\_\_ ([collectively] the “Purchaser”), for consideration paid, agree as follows:

1. Purchase and Sale of Property: Subject to the terms and conditions set forth herein, Seller hereby agrees to sell to Purchaser, and Purchaser hereby agrees to purchase from Seller the real estate, together with any improvements thereon, located generally at 188 North Road, Detroit, Somerset County, Maine, being more particularly described in a Mortgage Deed from Anne Katir to Machias Savings Bank dated August 13, 2018, and recorded in the Somerset County Registry of Deeds in Book 5317, Page 319, the legal description therein being incorporated herein by reference (the “Property”).

2. Purchase Price: The purchase price for the Property is (bid amount) \_\_\_\_\_ (\$\_\_\_\_\_). The Purchaser has this day deposited cash or certified U.S. funds made payable to Machias Savings Bank in the amount of Five Thousand Dollars (\$5,000.00), receipt of which nonrefundable deposit is acknowledged by the Auctioneer’s signature below. The balance of the total purchase price shall be paid in certified U.S. funds made payable to Machias Savings Bank at closing. For the sake of convenience, the amounts required to be paid in accordance with this paragraph are as follows:

[a] Total Purchase Price (bid amount)		\$ _____
[b] Non-refundable Deposit	\$ 5,000.00	
[c] Additional Deposit (if any)	\$ _____	
[d] Total Deposits ([b] + [c])		\$ _____
[e] Balance Due at Closing ([a] - [d])		\$ _____

3. Closing: The closing shall take place at Machias Savings Bank, 4 Center Street, Machias, Maine 04654, or at such other place as may be agreed between the parties, on or before thirty (30) calendar days from the date of this Agreement, at a date and time mutually agreeable to the parties. Notwithstanding the foregoing, Seller may elect to effectuate the closing by mail.

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

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

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

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

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

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

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

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

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

9. Encumbrances, Liens and Assessments; Taxes: Purchaser acknowledges and agrees that the Property will be sold at closing subject to (a) any and all municipal, state, or federal laws, regulations, and ordinances including, without limitation, permits and approvals heretofore issued by any federal, state, or municipal government authority (compliance with, application for the transfer of any such permits, or approvals shall be the sole responsibility of the Purchaser); (b) any and all encumbrances and easements, whether or not of record in the applicable Registry of Deeds, and any governmentally imposed or required zoning, subdivision, environmental, and other land use restrictions; (c) any condition which a physical examination or adequate survey of the Property might reveal; (d) any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by a law, and which may or may not be shown by the public records; (e) the rights of tenants and persons in possession, if any; (f) all outstanding municipal fees, charges, encumbrances, and liens, whether or not of record in the applicable Registry of Deeds, including, but not limited to, water and sewer, and municipal or quasi-municipal taxes; (g) all transfer taxes and sales taxes assessed by the State of Maine, including Seller's share of such taxes (36 M.R.S. §§ 4641 et seq.), as applicable, shall be paid by Purchaser at closing.

10. Broker's Commission: Each party represents to the other that it has not dealt with any real estate broker nor is there any broker's commission due in connection with Purchaser's purchase of the Property. In the event that a broker claims such a commission, the party having contact with said broker shall be responsible for satisfying such claim for commission.

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

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

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

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

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

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

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

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

18. Incorporation of Provisions: This Agreement expressly incorporates the terms and conditions of sale set forth in the Terms and Conditions of Public Sale distributed by the Auctioneer to registered bidders at the time of registration to bid, and, if applicable, further incorporates the terms and conditions of sale as announced by the Auctioneer at the public sale conducted on April 15, 2022.

19. Entire Agreement; Governing Law: This Agreement, including the incorporated provisions and the Disclosure, constitutes the entire agreement between the parties, supersedes all prior negotiations and understandings, and shall not be altered or amended, except by written amendment signed by Seller and Purchaser. This Agreement shall be governed by Maine law. For purposes hereof, the date of this Agreement is April 15, 2022.

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

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

WITNESSES:

MACHIAS SAVINGS BANK

\_\_\_\_\_

By \_\_\_\_\_  
 Wendy L. Schors \_\_\_\_\_ Date  
 Its Vice President

\_\_\_\_\_

\_\_\_\_\_  
 Purchaser \_\_\_\_\_ Date  
 \_\_\_\_\_  
 Social Security Number/Tax Identification Number

\_\_\_\_\_

\_\_\_\_\_  
 Purchaser \_\_\_\_\_ Date  
 \_\_\_\_\_  
 Social Security Number/Tax Identification Number

CENTRAL MAINE AUCTION COMPANY

\_\_\_\_\_

By \_\_\_\_\_  
 \_\_\_\_\_ Date

## RELEASE DEED

DLN # \_\_\_\_\_

**MACHIAS SAVINGS BANK**, a Maine banking corporation having a place of business in Machias, Washington County, Maine, for consideration paid, releases to \_\_\_\_\_, of \_\_\_\_\_, \_\_\_\_\_, having a mailing address of \_\_\_\_\_, said Grantee being the high bidder at public sale, any and all right, title and interest in and to all that certain lot or parcel of land, together with any improvements thereon, situated on the southerly side of Route No. 100, now known as the North Road, in the Town of Detroit, County of Somerset State of Maine, and being further described as follows:

Commencing at a point located along the southerly sideline of Route No. 100, this point of beginning also being located at the northwest corner of Lot #7 as delineated on a plan of the Mills Subdivision prepared by Lionel D. Kelley, P.E., and recorded in the Somerset County Registry of Deeds in Plan Book A-81-18; thence proceeding in an easterly direction following the southerly sideline of Route No. 100, a distance of One Hundred Thirty (130) feet to a stake; thence proceeding in a southerly direction and parallel to the westerly line of Lot #8, a distance of Two Hundred Sixty-five (265) feet to a point; thence easterly and parallel to Route No. 100 a distance of One Hundred Seventy (170) feet to the east line of said Lot #8; thence southerly by and along the east line of said Lot #8, Thirty-five (35) feet to the southerly line of Lot #8; thence westerly by and along the southerly line of Lot #8 a distance of Three Hundred One and Five-tenths (301.5) feet to the southwest corner of Lot #7; thence northerly along the westerly line of Lot #7, a distance of Three Hundred (300) feet to the southerly sideline of Route No. 100 and the place and point of beginning.

Excepting and reserving the land described in a deed from Virginia D. Tibbetts and Jeff A. Tibbetts to Robert A. Tibbetts, Sr., and Carol J. Tibbetts, dated September 13, 2002, and recorded in the Somerset County Registry of Deeds in Book 3008, Page 112, which said deed was inadvertently recorded prior to the deed of the same date, conveying real estate from David E. Pearse to Virginia D. Tibbetts and Jeff A. Tibbetts in Book 3016, Page 54, from which the said out-conveyance in Book 3008, Page 112, is drawn, said deed having been referred to in the deed recorded in Book 3008, Page 112, to wit:

A certain lot or parcel of land situated in the Town of Detroit, County of Somerset and State of Maine, and being further bounded and described as follows, to wit: Commencing at a point marking the southwesterly corner of a lot of land conveyed by Elizabeth J. Sprague to Robert A. Tibbetts, Sr., and Carol J. Tibbetts, by warranty deed dated August 3, 2001, and recorded in the Somerset County Registry of Deeds in Book 2847, Page 226; thence easterly, by and along the southerly boundary of other property of said Robert A. Tibbetts, Sr., and Carol J. Tibbetts, One Hundred Seventy (170) feet, more or less, to the southeasterly corner of said Tibbetts lot located in the easterly boundary of Lot #8; thence southerly, by and along said easterly boundary. Thirty-five (35) feet, more or less, to a point marking the southeasterly corner of Lot #8; thence westerly, by and along the southerly boundary of Lot #7, One Hundred Seventy (170) feet, more or less, to a point; thence northerly and parallel with the westerly boundary of said Lot #8, Thirty-five (35) feet, more or less, to the point of beginning.

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

For Grantor's source of title, reference may be had to the mortgage granted by Anne Katir to Machias Savings Bank dated August 13, 2018, and recorded in the Somerset County Registry of Deeds in Book 5317, Page 319 (the "Mortgage"). The Grantor foreclosed the Mortgage by virtue of a Judgment of Foreclosure and Sale dated January 5, 2022 and entered by the Superior Court for Somerset County at Skowhegan, Maine, in the matter of Machias Savings Bank v. Andrew T. Dawson, Special Administrator of the Estate of Anne Katir (Docket No. SKOSC-RE-2021-20), said judgment having been recorded in said Registry in Book \_\_\_\_, Page \_\_\_\_\_. This deed is a conveyance of all right, title, and interest of the Grantor, and of all parties to said action, in and to the property described herein pursuant to 14 M.R.S. § 6323.

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

Newspaper in which publication occurred: Central Maine Morning Sentinel.  
Dates of Publication: March 12, 19, and 26, 2022.  
Sale Date<sup>1</sup>: April 15, 2022.

IN WITNESS WHEREOF, Machias Savings Bank has caused this instrument to be signed by its undersigned officer, duly authorized, this \_\_\_\_\_ day of April, 2022.

WITNESS:

**MACHIAS SAVINGS BANK**

\_\_\_\_\_

By \_\_\_\_\_  
Wendy L. Schors  
Its Vice President

State of Maine  
Washington, ss.

April \_\_\_\_, 2022

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

\_\_\_\_\_  
Notary Public/Attorney-at-Law

\_\_\_\_\_  
Print or type name as signed

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

## NOTICE OF PUBLIC SALE

14 M.R.S. § 6323

Notice is hereby given that in accordance with a Judgment of Foreclosure and Sale dated January 5, 2022 which judgment was entered on January 6, 2022, by the Superior Court for Somerset County at Skowhegan, Maine, in an action brought by **Machias Savings Bank** against **Andrew T. Dawson, Special Administrator of the Estate of Anne Katir**, Docket No. SKOSC-RE-2021-20, and wherein the Court adjudged a foreclosure of a Mortgage Deed granted by Anne Katir dated August 13, 2018, and recorded in the Somerset County Registry of Deeds in Book 5317, Page 319, the period of redemption from said judgment having expired, all of the following described property will be sold at a public sale at 2:00 p.m. on April 15, 2022, at 188 North Road in Detroit, Maine. The property to be sold is further described on the Town of Detroit Tax Maps at Map 7, Lot 62-A, together with and subject to the rights, covenants, easements, and encumbrances affecting the property. Reference should be had to said mortgage deed for a more complete legal description of the property to be conveyed.

### TERMS OF SALE

THE PROPERTY HEREINABOVE DESCRIBED IS BEING SOLD ON AN “AS IS” “WHERE IS” BASIS, WITHOUT ANY WARRANTY WHATSOEVER AS TO THE CONDITION, FITNESS, SIZE, OR LOCATION OF THE PROPERTY OR THE STATE OF TITLE TO THE PROPERTY.

The bidder to whom the property is sold must, at the time and place of sale, make a deposit of Five Thousand Dollars (\$5,000.00) by cash or certified check, and must sign a Purchase and Sale Agreement with Machias Savings Bank, which agreement shall provide in part (i) that the purchaser will be responsible for all real estate and/or personal property taxes and other municipal charges attributable to the respective property unpaid and in arrears and for all subsequent tax years as assessed by the Town of Detroit, and (ii) that a closing of the sale shall be held within thirty (30) days of the public sale where the remaining balance of the purchase price will be paid in cash or certified funds. The conveyance will be by Release Deed. Machias Savings Bank expressly reserves the right to bid, to modify the terms of the sale set forth above, to add additional terms as it so wishes, and to authorize the mortgagor to sell the property prior to the sale date. All other terms and conditions of sale, including any modification or additions to the terms set forth above, will be announced by the auctioneer at the time of the sale.

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



**RE Account 666 Detail  
as of 03/10/2022**

Name: KATIR, ANNE HEIRS  
Location: 188 NORTH ROAD  
Acreage: 0.89 Map/Lot: 007-062-A  
Book Page: B5317P316

Land: 21,100  
Building: 12,300  
Exempt 0  

---

Total: 33,400

2021-1 Period Due:  
1) 583.67

Ref1:  
Mailing 188 NORTH ROAD  
Address: DETROIT ME 04929

Year	Date	Reference	P	C	Principal	Interest	Costs	Total
2021-1	R				567.80	15.87	0.00	583.67
2020-1	L *				501.00	46.12	58.00	605.12
2019-1	L *				0.00	0.00	0.00	0.00
2018-1	R				0.00	0.00	0.00	0.00
2017-1	R				0.00	0.00	0.00	0.00
2016-1	R				0.00	0.00	0.00	0.00
2015-1	R				0.00	0.00	0.00	0.00
2014-1	R				0.00	0.00	0.00	0.00
2013-1	R				0.00	0.00	0.00	0.00
2012-1	R				0.00	0.00	0.00	0.00
2011-1	R				0.00	0.00	0.00	0.00
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
2002-1	R				0.00	0.00	0.00	0.00
2001-1	R				0.00	0.00	0.00	0.00
Account Totals as of 03/10/2022					1,068.80	61.99	58.00	1,188.79

**Per Diem**

2021-1	0.0933
2020-1	0.0824
Total	0.1757

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

**TOWN OF DETROIT, MAINE**

MAP 7 LOT 62A ACCOUNT NO. 666

CARD NO. - OF

PEARSE, DAVID E.  
172 SOMERSET AVE.  
PITTSFIELD, MAINE 04967  
B2702P0110

(7-31-00)

Tibbetts, Virginia & Jeff A.  
188 North Rd.  
Detroit, ME 04929  
P.O. Box 76  
FARMINGTON FALLS, ME 04942

B4238 P114 01/27/10

TIBBETTS, JEFF A. 666  
PO BOX 184  
NEW SHARON ME 04955  
B4581P131  
MapLot: 007-062-A

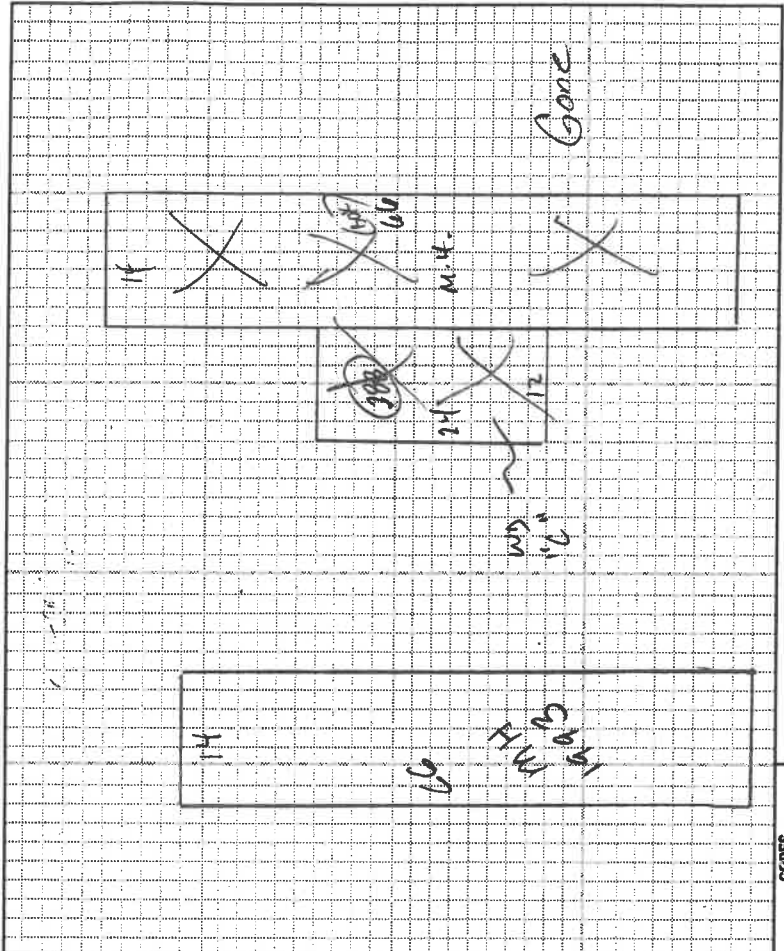
007-062-A

KATIR, ANNE  
188 NORTH ROAD  
08/15/2018 \$42,000

PROPERTY DATA		ASSESSMENT RECORD	
NEIGHBORHOOD CODE	YEAR	LAND	BUILDINGS
04	19		
STREET CODE	19		
X-COORDINATE	19		
Y-COORDINATE	19		
ZONING/AUSE	19		
SECONDARY ZONE	19		
TOPOGRAPHY	19		
1. Level	19		
5. Low	19		
2. Rolling	19		
6. Swampy	19		
3. Above St.	19		
7. Rough	19		
4. Below St.	19		
8.	19		
UTILITIES	19		
1. Summer	19		
5. Dug Well	19		
Water	19		
6. Lake Water	19		
2. Public Water	19		
7. Septic	19		
3. Public Sewer	19		
8. Spring	19		
4. Drilled Well	19		
9. No Utilities	19		
STREET	19		
1. Paved	19		
4. Proposed	19		
2. Semi-Improved	19		
3. Gravel	19		
9. None	19		
SPRINGWORK	19		
DATE (MM/YY)	19		
PRICE	19		
SALE TYPE	19		
1. Land	19		
4. Mobile	19		
2. Land & Bldg.	19		
Home	19		
3. Building Only	19		
5. Other	19		
FINANCING	19		
1. Conv.	19		
5. Private	19		
2. FHA/VA	19		
6. Cash	19		
3. Assumed	19		
7. Unknown	19		
4. Seller	19		
VERIFIED	19		
1. Buyer	19		
6. MLS	19		
2. Seller	19		
7. Family	19		
3. Lender	19		
8. Other	19		
4. Agent	19		
9. Conflid.	19		
5. Record	19		
VALIDITY	19		
1. Valid	19		
5. Partial	19		
2. Related	19		
6. Exempt	19		
3. Distress	19		
7. Changed	19		
4. Split	19		
8. Other	19		

LAND DATA		ASSESSMENT RECORD	
TYPE	EFFECTIVE	INFLUENCE	EXEMPT
	Frontage	Factor	
	Depth	Code	
FRONT FOOT			
11. Regular Lot			
12. Delta Triangle			
13. Mobile Triangle			
15. Rear Land			
15.			
SQUARE FOOT			
16. Regular Lot			
17. Secondary			
18. Excess Land			
19. Condo.			
20.			
FRACT. ACRE			
21. Homestead			
22. Backlot			
23. Rear			
ACRES			
24. Homestead			
25. Backlot			
26. Frontage 1			
27. Frontage 2			
28. Rear 1			
29. Rear 2			
30. Rear 3			
31. Rear 4			
32. Pasture			
33. Crop			
34. Horticult. I			
35. Horticult. II			
36. Orchard			
37. Softwood			
38. Mixed Wood			
39. Hardwood			
40. Waste			
41. Gravel Pit			
INFLUENCE CODES			
1 = Use			
2 = RW			
3 = Topography			
4 = Size			
5 = Access			
6 = Restrictions			
7 = Shape			
8 = Semi-Improved			
9 = Fraction Share			
SITE			
42. Micro Site			
43. Condo Site			
44. Lot			
Improvements			
45. Mobile Home			
Hook-up			

NO/DATE	DESCRIPTION	DATE INSP.
01- New Lot w/ MH w/ 10' ON' 1 Ac		
03- .17 Ac Sealed To Abutter 7-62 THIS LOT		
Now Sealed .89 Ac		
4/21/18 MH has been gone for 2 summers		
TALKED w/ neighbor (Bob) 05 w/c		
Virginia appeared on Bldg Permit		
7-19-07		



**Notes:**  
 14x66 M.H. added to lot for 2019

BUILDING STYLE		S / F BSMT LIVING		LAYOUT	
FIN BSMT GRADE		FIN BSMT GRADE		ATTIC TYPE	
HEAT TYPE		HEAT TYPE		INSULATION	
COOL TYPE		COOL TYPE		UNFINISHED %	
KITCHEN STYLE		KITCHEN STYLE		GRADE & FACTOR	
# ROOMS		# ROOMS		SQ. FOOTAGE	
# BEDROOMS		# BEDROOMS		CONDITION	
# FULL BATHS		# FULL BATHS		PHYS. % GOOD	
# HALF BATHS		# HALF BATHS		FUNCT. % GOOD	
# ADDN FIXTURES		# ADDN FIXTURES		ECON. % GOOD	
# FIREPLACES/HEARTH		# FIREPLACES/HEARTH		ECON. CODE	
YEAR BUILT		YEAR BUILT		ENTRANCE CODE	
YEAR REMODELED		YEAR REMODELED		INFO CODE	
FOUNDATION		FOUNDATION		1. Owner	
BASEMENT		BASEMENT		2. Relative	
BSMT GAR # CARS		BSMT GAR # CARS		3. Tenant	
BASEMENT AREA		BASEMENT AREA		Date Insp. ___/___/___	
M.H. 14x60	953	14x60	31.00	4	100%
W.D. 5x8	068	02.08	31.00	4	100%
S.H.D. 8x8	024	98.99	00.00		
M.H. 14x60	998		31.00	4	

**ADDITIONS, OUTBUILDINGS & IMPROVEMENTS**

#	DIMEN.	TYPE	YEAR	UNITS	GRADE	COND.	PERCENT GOOD
							Funct.
62	14x60	M.H.	1992	14x60	31.00	4	100%
63	5x8	W.D.	1999	02.08	31.00	4	100%
64	8x8	S.H.D.	1999	98.99	00.00		
65	14x60	M.H.	1993		31.00	4	

**CODES**

1. 1S Fr. 6. 2 1/2S Fr. 7. 1S B Fr. 8. 1 1/2S Fr. 9. 1 3/4S Fr. 10. 2S B Fr.

11. 3S Fr. 12. 4S Fr. 13. 5S Fr. 14. 6S Fr. 15. 7S Fr. 16. 8S Fr. 17. 9S Fr. 18. 10S Fr.

19. 11S Fr. 20. 12S Fr. 21. 13S Fr. 22. 14S Fr. 23. 15S Fr. 24. 16S Fr. 25. 17S Fr. 26. 18S Fr. 27. 19S Fr. 28. 20S Fr.

29. 21S Fr. 30. 22S Fr. 31. 23S Fr. 32. 24S Fr. 33. 25S Fr. 34. 26S Fr. 35. 27S Fr. 36. 28S Fr. 37. 29S Fr. 38. 30S Fr.

39. 31S Fr. 40. 32S Fr. 41. 33S Fr. 42. 34S Fr. 43. 35S Fr. 44. 36S Fr. 45. 37S Fr. 46. 38S Fr. 47. 39S Fr. 48. 40S Fr.

49. 41S Fr. 50. 42S Fr. 51. 43S Fr. 52. 44S Fr. 53. 45S Fr. 54. 46S Fr. 55. 47S Fr. 56. 48S Fr. 57. 49S Fr. 58. 50S Fr.

59. 51S Fr. 60. 52S Fr. 61. 53S Fr. 62. 54S Fr. 63. 55S Fr. 64. 56S Fr. 65. 57S Fr. 66. 58S Fr. 67. 59S Fr. 68. 60S Fr.

69. 61S Fr. 70. 62S Fr. 71. 63S Fr. 72. 64S Fr. 73. 65S Fr. 74. 66S Fr. 75. 67S Fr. 76. 68S Fr. 77. 69S Fr. 78. 70S Fr.

79. 71S Fr. 80. 72S Fr. 81. 73S Fr. 82. 74S Fr. 83. 75S Fr. 84. 76S Fr. 85. 77S Fr. 86. 78S Fr. 87. 79S Fr. 88. 80S Fr.

89. 81S Fr. 90. 82S Fr. 91. 83S Fr. 92. 84S Fr. 93. 85S Fr. 94. 86S Fr. 95. 87S Fr. 96. 88S Fr. 97. 89S Fr. 98. 90S Fr.

99. 91S Fr. 92. 93S Fr. 94. 95S Fr. 96. 97S Fr. 98. 99S Fr.

100. 101S Fr. 102. 103S Fr. 104. 105S Fr. 106. 107S Fr. 108. 109S Fr. 110. 111S Fr. 112. 113S Fr. 114. 115S Fr. 116. 117S Fr. 118. 119S Fr. 120. 121S Fr.

121. OFF 21. OFF 22. EPP 23. Garage 24. Shed 25. Bay Window 26. Overhang 27. Unf. Bermt. 28. Unf. Attic 29. Fr. Attic

30. Add 10 for Masonry 31. Canopy/Carport 32. Petio 33. Swimming Pool 34. Tennis Court 35. Stables/Lot 36. Greenhouse 37. Barn 38. Wood Deck 39. Spa 40. Natatorium 41. 1/4S Gar 42. 1/2S Gar 43. 1/2S Shed 44. 1/2S Barn 45. 2S Barn 46. Interior Finish 47. Plumbing Fixture 48. Heat 49. Fireplace 50. Field Price 51. Travel Trailer 52. Cottage 53. Root c-ar: MH 54. Slab

**DISCLOSURES RELATIVE TO PROPERTY**

**Auction # R21-307**

**Location:** 188 North Road, Detroit, 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 \_\_\_\_\_

Signature of Buyer \_\_\_\_\_ Date \_\_\_\_\_