



PROPERTY INFORMATION PACKAGE

HOUSE & LAND

140 Orrin Road, Mariaville, ME

Property Location: 140 Orrin Road, Mariaville, ME

Property Number: R22-311

Preview Time: Friday, August 5th 2022 @ 11-12:00 pm or by appt.

Live Bidding Time: Friday, August 19th 2022 @ 11:00 am

Live Bidding Location: On-Site

Acreage: ± 10.80

Map/Lot: R07-012

Book/Page: B5097 P259

2021 Taxes: \$ 1,567.12 (Paid)

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 R22-311 consisting of real estate at 140 Orrin Road in Mariaville, Maine. 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.

STATE OF MAINE
HANCOCK, ss.

SUPERIOR COURT
Docket No. ELLSC-RE-2021-13

MACHIAS SAVINGS BANK,)
)
 PLAINTIFF)
)
 v.)
)
DMITRY M. SITNIKOV,)
)
 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 ■ 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 ■ Attorneys for Machias Savings Bank

TERMS AND CONDITIONS OF PUBLIC SALE

Machias Savings Bank v. Dmitry M. Sitnikov

140 Orrin Road
Mariaville, Hancock 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 Dmitry M. Sitnikov said mortgage having been foreclosed as described in the Judgment of Foreclosure and Sale dated February 15, 2022, and entered by the Superior Court for Hancock County, Ellsworth, Maine, in the matter of Machias Savings Bank v. Dmitry M. Sitnikov (Docket No. ELLSC-RE-2021-13):

1. The property to be sold includes the real estate, together with any improvements thereon, located generally at 140 Orrin Road in Mariaville, Hancock County, Maine, more particularly described in the Mortgage Deed from Dmitry M. Sitnikov to Machias Savings Bank dated November 24, 2008, and recorded in the Hancock County Registry of Deeds in Book 5097, Page 261 (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 August 19, 2022, at 11:00 a.m. at 140 Orrin Road in Mariaville, 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 Ellsworth American on July 14, 21, and 28, 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 140 Orrin Road, Mariaville, Hancock County, Maine, being more particularly described in a Mortgage Deed from Dmitry M. Sitnikov to Machias Savings Bank dated November 24, 2008, and recorded in the Hancock County Registry of Deeds in Book 5097, Page 261 (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 August 19, 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 August 19, 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 a certain lot of parcel of land, together with buildings and improvements thereon, situated in Mariaville, Hancock County, Maine, described as follows:

Lot #11 according to Plan entitled “Sterling Forest Products, Forestry Lots, Lot #45 in Mariaville Town Plan, Hancock County, Maine” dated March 23, 1973, prepared by “Herrick & Salsbury, Inc., Blue Hill, Maine,” and recorded in the Hancock County Registry of Deeds on May 11, 1973 in Plan Book 13, Page 34.

Excepting from the above and not hereby conveying so much thereof as described in the deed from Richard P. Grindal and Loretta A. Grindal to Richard P. Grindal, II, dated August 18, 2000, and recorded in the Hancock County Registry of Deeds in Book 2950, Page 100.

Subject to all outstanding municipal fees, charges, encumbrances, and liens, whether or not of record in the Hancock 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 Dmitry M. Sitnikov to Machias Savings Bank dated November 24, 2008, and recorded in the Hancock County Registry of Deeds in Book 5097, Page 261 (the “Mortgage”). The Grantor foreclosed the Mortgage by virtue of a Judgment of Foreclosure and Sale dated February 15, 2022 and entered by the Superior Court for Hancock County, Ellsworth, Maine, in the matter of Machias Savings Bank v. Dmitry M. Sitnikov (Docket No. ELLSC-RE-2021-13), 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: Ellsworth American.

Dates of Publication: July 14, 21, and 28, 2022.

Sale Date¹: August 19, 2022.

¹ 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).

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

WITNESS:

MACHIAS SAVINGS BANK

By _____

Wendy L. Schors
Its Vice President

State of Maine
Washington, ss.

August __, 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

NOTICE OF PUBLIC SALE

14 M.R.S. § 6323

Notice is hereby given that in accordance with a Judgment of Foreclosure and Sale dated February 15, 2022 which judgment was entered on February 17, 2022, by the Superior Court for Hancock County, Ellsworth, Maine, in an action brought by **Machias Savings Bank** against **Dmitry M. Sitnikov**, Docket No. ELLSC-RE-2021-13, and wherein the Court adjudged a foreclosure of a Mortgage Deed granted by Dmitry M. Sitnikov dated November 24, 2008, and recorded in the Hancock County Registry of Deeds in Book 5097, Page 261, the period of redemption from said judgment having expired, all of the following described property will be sold at a public sale at 11:00 a.m. on August 19, 2022, at 140 Orrin Road in Mariaville, Maine, The property to be sold is further described on the Town of Mariaville Tax Maps at Map R07, Lot 12, 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 Mariaville, 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.

TOWN OF MARIAVILLE
1686 MARIAVILLE RD
MARIAVILLE, ME 04605-7011
TEL: (207) 537-2107



2021 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$35,300.00
BUILDING VALUE	\$67,800.00
TOTAL: LAND & BLDG	\$103,100.00
FURNITURE & FIXTURES	\$0.00
MACHINERY & EQUIPMENT	\$0.00
TELECOMMUNICATIONS	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROPERTY	\$0.00
HOMESTEAD EXEMPTION	\$0.00
OTHER EXEMPTION	\$0.00
NET ASSESSMENT	\$103,100.00
TOTAL TAX	\$1,567.12
LESS PAID TO DATE	\$0.00
TOTAL DUE ⇨	\$1,567.12

**THIS IS THE ONLY BILL
 YOU WILL RECEIVE**

S101844 P0 - 1of1

MACHIAS SAVINGS BANK
 % WENDY L SCHORS, VP
 PO BOX 318
 MACHIAS, ME 04654-0318

ACCOUNT: 000290 RE
MIL RATE: \$15.20
LOCATION: 140 ORRIN RD
BOOK/PAGE: B5097P259 11/24/2008

ACREAGE: 10.80
MAP/LOT: R07-012

FIRST HALF DUE: \$783.56
SECOND HALF DUE: \$783.56

TAXPAYER'S NOTICE

- * As of August 31, 2021 the Town of Mariaville has no bonded indebtedness. *
- * Interest on late payments will be charged at 6% per annum and will commence the day after the respective due dates shown on coupons below.
- * Please enclose a SASE if you want a receipt mailed to you.
- * State law requires ownership and valuation of all real and personal property to be fixed as of April 1st. If you have sold your property since April 1, 2021, it is your responsibility to transfer this bill to the new owner.

*****THIS IS THE ONLY BILL YOU WILL RECEIVE*****
 *****TOWN OF MARIAVILLE ACCEPTS CHECKS AND CASH ONLY*****

CURRENT BILLING DISTRIBUTION

County	\$47.01	3.00%
Town	\$532.82	34.00%
School	\$987.29	63.00%
TOTAL	\$1,567.12	100.00%

REMITTANCE INSTRUCTIONS

To avoid standing in line, taxes may be paid by mail.
 Please make check or money order payable to
TOWN OF MARIAVILLE and mail to:
TOWN OF MARIAVILLE
1686 MARIAVILLE RD
MARIAVILLE, ME 04605-7011

TOWN OF MARIAVILLE, 1686 MARIAVILLE RD, MARIAVILLE, ME 04605-7011

2021 REAL ESTATE TAX BILL
 ACCOUNT: 000290 RE
 NAME: MACHIAS SAVINGS BANK
 MAP/LOT: R07-012
 LOCATION: 140 ORRIN RD
 ACREAGE: 10.80

INTEREST BEGINS ON 03/12/2022

DUE DATE	AMOUNT DUE	AMOUNT PAID
03/11/2022	\$783.56	

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT
 TOWN OF MARIAVILLE, 1686 MARIAVILLE RD, MARIAVILLE, ME 04605-7011

REAL ESTATE TAX BILL
 ACCOUNT: 000290 RE
 NAME: MACHIAS SAVINGS BANK
 MAP/LOT: R07-012
 LOCATION: 140 ORRIN RD
 ACREAGE: 10.80

INTEREST BEGINS ON 09/14/2021

DUE DATE	AMOUNT DUE	AMOUNT PAID
09/13/2021	\$783.56	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

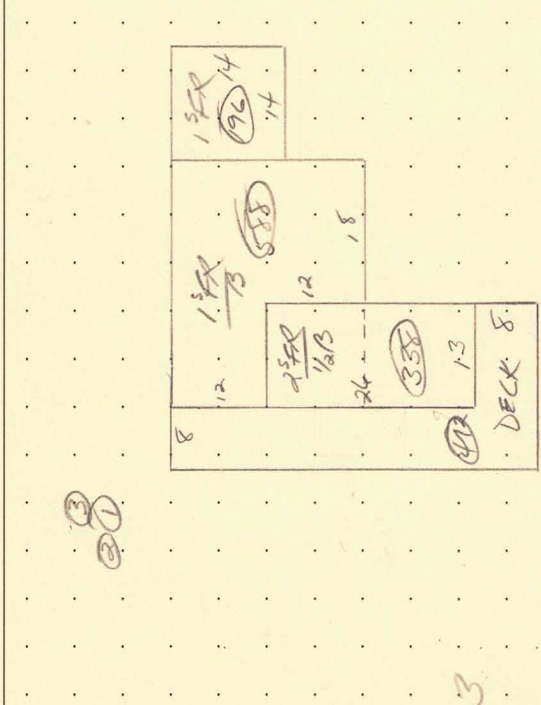
BUILDING RECORD

CARD NO. OF

140 AARJ RD

ACCOUNT NO. 290

MAP A7 LOT 12



1) GARAGE 17 X 31
 2) SHED 14 X 30
 3) " 8 X 16

BUILDING STYLE		SIF BSMT LIVING		LAYOUT		1	
1. Conv.		FIN BSMT GRADE		ATTIC		9	
2. Bi Level		HEAT TYPE		INSULATION		1	
3. Split Lev.		1. HW		1. Full		%	
4. Contemp.		2. HW Fir.		2. Capped		%	
DWELLING UNITS		3. Heat Pump		UNFINISHED %		%	
OTHER UNITS		4. Steam		GRADE & FACTOR		2	
STORIES		COOL TYPE		1. E		110%	
1. One		1. Refrig.		2. D		338	
2. Two		2. Evapor.		3. C		13	
3. Three		3. Heat Pump		4. B		DECK 8	
EXTERIOR WALLS		KITCHEN STYLE		SQ. FOOTAGE			
1. Wood		1. Typical		COND. I			
2. Stucco		2. Inadeq.		1. Poor			
3. Comp.		3. Modern		2. Fair			
4. Masonry		4. Inadeq.		3. Avg. +			
5. Asb./Asp.		BATH(S) STYLE		4. Avg.			
ROOF SURFACE		1. Typical		PHYS. % GOOD		00%	
1. Asphalt		2. Inadeq.		FUNCT. % GOOD		100%	
2. Slate		3. Modern		FUNCT. CODE			
3. Metal		4. None		1. Incomp.			
SIF MASONRY TRIM		# ROOMS		2. Overbuilt		9	
		# BEDROOMS		ECON. % GOOD		100%	
		# FULL BATHS		ECON. CODE			
		# HALF BATHS		1. Location			
		# ADDN FIXTURES		2. Encroach			
		# FIREPLACES		3. Services			
				ENTRANCE CODE			
				1. Inspect			
				2. Refused			
				INFO. CODE			
				1. Owner			
				2. Relative			
				3. Tenant			
				DATE INSP.			



Practical Computer Solutions
 SOFTWARE CORPORATION

TYPE	YEAR	UNITS	GRADE	COND.	PERCENT GOOD		T. TYPE	CODES
					Phys.	Funct.		
27		588			%	%	1. 1S Fr	
28		588			%	%	2. 2S Fr	
29		60			%	%	3. 3S Fr	
30	1990	196			%	%	4. 1 1/2S Fr	
31	1990	357			%	%	5. 1 3/4S Fr	
32	1990	527			%	%	6. 2 1/2S Fr	
33	1990	527			%	%	21. OFF	
34	2003	472			%	%	22. EFP	
35					%	%	23. Garage	
36					%	%	24. Shed	
37					%	%	25. Bay Window	
38					%	%	26. Overhang	
39					%	%	27. Unf. Bsmt.	
40					%	%	28. Unf. Attic	
41					%	%	29. Fin. Attic	
42					%	%	ADD 20 for 2 Story	
43					%	%	61. Canopy	
44					%	%	62. Swimming Pool	
45					%	%	63. Tennis Court	
46					%	%	64. Barn	
47					%	%	65. Solar Room	
48					%	%	66. Natatorium	
49					%	%	67. Wood Deck	



MARIAVILLE, MAINE

ACCOUNT NO. 290

ADDRESS

MAP 27 LOT 12

CARD NO. OF

GRINDAL, RICHARD & LORRETTA
1231 ESSEX ST
R07
012

BANGOR ME 04401-2607
B1887P391
00290

BASS, CATHY H
& RESIDENTIAL FUNDING CORPORATION
2255 N ONTARIO STE 400
BURBANK CA 91504 3190
B3094P80
MapLot: R07-012
290

OPTION ONE/PPTS
ATTN: MAIL STOP: DA-TAX
501 IRVINE CENTER DRIVE
IPVINE CA 92618
B3094P80
MapLot: R07-012
290

SITNIKOV, DMITRY
43 ROCKVILLE MEADOWS
MILLIS MA 02054
B5097P259
R07
012
290

INSPECTION WITNESSED BY:

X

No./Date	Description	Date Insp.
4/03	IMPROVEMENT	6/27/03

NOTES: ~~X~~ RESIDUAL CONDITION PAID-TAX
 @ SAGE & PURCHASED BY TELWIN
 * 6/01 SOLD \$47,500

PROPERTY DATA

NEIGHBORHOOD CODE
 TREE GROWTH YEAR
 X-COORDINATE
 Y-COORDINATE
 ZONING/USE

- 11. Residential
- 12.
- 13.
- 14.
- 21. Commercial
- 22.
- 31. Industrial
- 32. Institutional
- 48. Shoreland
- 49. Resource Protection

SECONDARY ZONE
 TOPOGRAPHY

- 1. Level
- 2. Sloping
- 3. Rolling
- 4. Low
- 5. Swampy
- 6. Ledge

- UTILITIES
- 1. All Public
 - 2. Public Water
 - 3. Public Sewer
 - 4. Drilled Well
 - 5. Dug Well
 - 6. Septic
 - 7. Cess Pool
 - 9. No Utilities

- STREET
- 4. Proposed
 - 5. R/W
 - 9. No Street

WATER
 REINSPECTION

SALE DATA
 DATE (MM/YY)
 PRICE
 SALE TYPE

- 1. Land
- 2. Land & Bldg.
- 3. Building Only
- 4. MoHo
- 5. Comm.
- 6. Other

- FINANCING
- 1. Conv.
 - 2. FHA/VA
 - 3. Assumed
 - 4. Seller
 - 5. Private
 - 6. Cash
 - 9. Unknown

- VERIFIED
- 1. Buyer
 - 2. Seller
 - 3. Lender
 - 4. Agent
 - 5. Record
 - 6. MLS
 - 7. Family
 - 8. Other
 - 9. Confd.

VALIDITY

- 1. Valid
- 5. Partial

ASSESSMENT RECORD

YEAR	LAND	BUILDINGS	EXEMPT	TOTAL
2002	24,900	44,700	0	69,600
2003	24,900	59,800	0	84,700
2005	35,300	59,800	0	95,100
ACCT: 290-1 Map/Lot: R07-012				

LAND DATA

TYPE	EFFECTIVE		INFLUENCE		INFLUENCE CODES
	Frontage	Depth	Factor	Code	
FRONT FOOT					
11. Regular Lot			%		1. = Misimproved
12. Delta Triangle			%		2. = Excess Frontage
13. Nable Triangle			%		3. = Topography
14. Rear Land			%		4. = Size/Shape
15.			%		5. = Access
			%		6. = Restrictions/Serv.
			%		7. = Corner
			%		8. = View/Environ.
			%		9. = Fractional Share
SQUARE FOOT	SQUARE FEET				
16. Regular Lot			%		ACRES (cont.)
17. Secondary			%		34. Blueberry Barren
18. Excess Land			%		35. Gravel Pit
19. Condo			%		36. Open Space
20.			%		37. Softwood
			%		38. Mixed Wood
			%		39. Hardwood
			%		40. Waste
			%		41. Roadway
FRACT. ACRE	ACREAGE/SITES				SITE
21. Baselo imp.			%		42. Moho Site
22. Baselo Unimp.	201	600	%		43. Condo Site
23.	228	680	%		44. #Site Improvements
ACRES	440	2	%		45. Campsite
24. Baselo imp.			%		46.
25. Baselo Unimp.			%		
26. Frontage			%		
27. Secondary Lot			%		
28. Rear 1			%		
29. Rear 2			%		
30. Water Frontage		10.80	%		
31. Tillable			%		
Total					

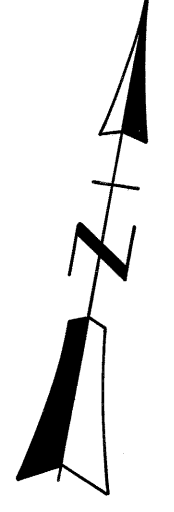
R-12

R-11

R-8

R-6

R-7



OTIS

FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES

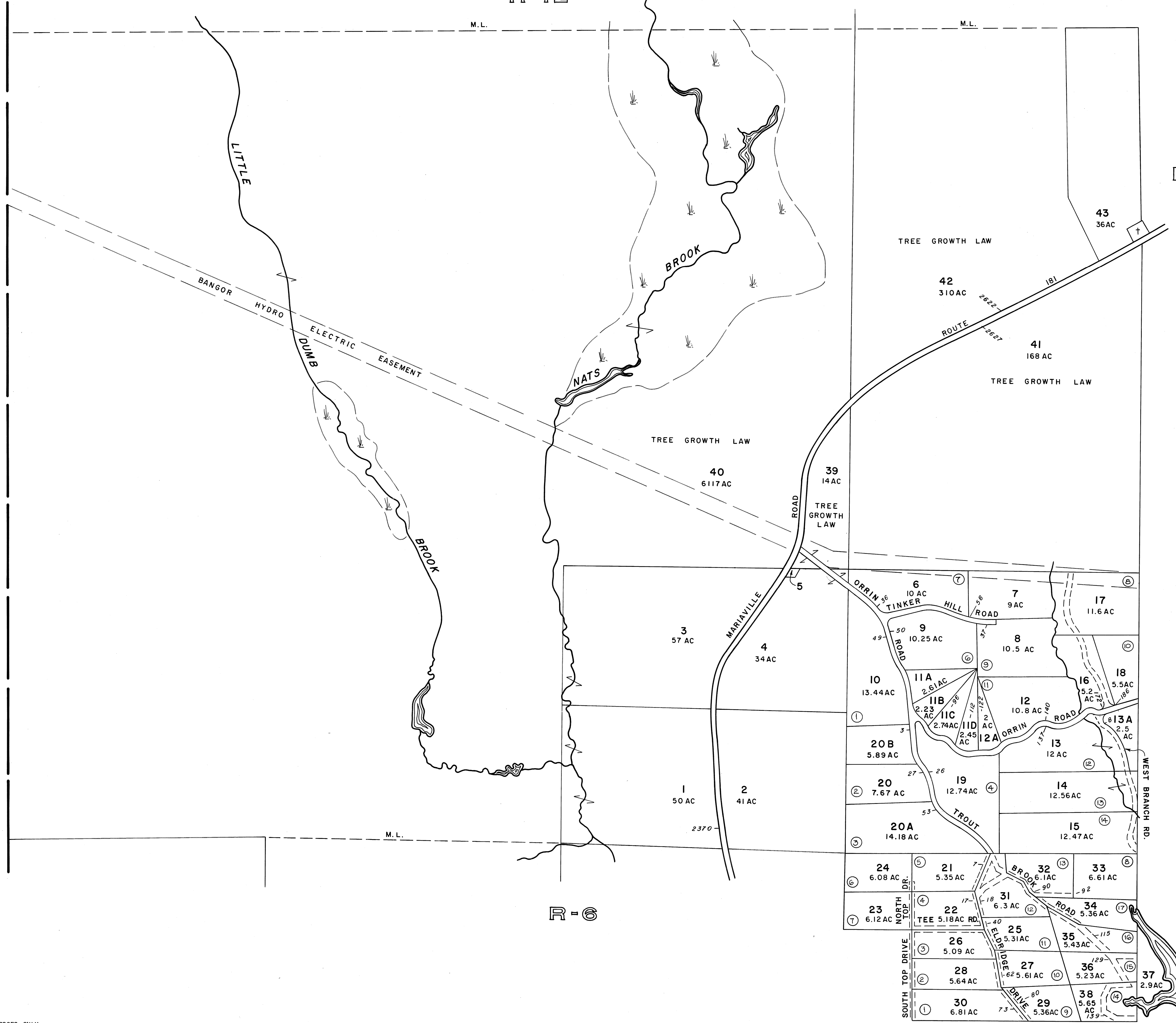
PREPARED BY PHOTOGRAMMETRIC METHODS BY
JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1987

LEGEND
ADJACENT SHEET NO.
COMMON OWNERSHIP
DEVELOPMENT LOT NO.
SCALED DIMENSION



PROPERTY MAP
MARIAVILLE
MAINE

SCALE IN FEET
0 500 1000



DISCLOSURES RELATIVE TO PROPERTY

Auction # R22-311

Location: 140 Orrin Road, Mariaville, 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 _____