



PROPERTY INFORMATION PACKAGE

REAL ESTATE & LAND 44 Main Street, Machias, ME

Property Location: 44 Main Street, Machias, ME

Property Number: R22-313

Preview Time: Thurs., December 8th 2022 @ 11-12 pm or by appt.

Live Bidding Time: Friday, December 16th 2022 @ 12:00 pm

Live Bidding Location: On-Site

Acreage: ± 0.11

Map/Lot: 015-007

Book/Page: B4402 P122

2022 Taxes: \$ 612.82 (Due as of 11/14/22)

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 R22-313 consisting of real estate at 44 Main Street, Machias, 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.

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a Mortgage dated September 3, 2020 given by Hospice Care Connection, Inc. to Machias Savings Bank, and recorded in the Washington County Registry of Deeds in Book 4697, Page 309 (hereinafter the "Mortgage"), for breach of the conditions of said Mortgage and for the purpose of foreclosing the same, there will be sold at Public Sale at 12:00 p.m. on Friday, December 16, 2022 at 44 Main Street, Machias, Maine 04654, all and singular the premises described in said Mortgage, to wit: The real property described in Exhibit A to the Mortgage recorded in Book 4697, Page 309 of the Washington County Registry of Deeds.

Street Address: 44 Main Street, Machias, Maine 04654

Terms of Sale: The real property, above-described, will be sold "AS IS, WHERE IS" WITHOUT ANY WARRANTIES, EXPRESS OR IMPLIED, as to the condition of the property or the status of title. Central Maine Auction Center will conduct the auction and will accept bids on the property. Machias Savings Bank will sell the property to the party who has the highest bid. A deposit, in cash or certified funds, is required in order to bid. The deposit is Five Thousand Dollars (\$5,000.00). Certified checks must be made payable to Central Maine Auction Center. The deposit of the successful bidder will be retained by Central Maine Auction Center as a non-refundable, non-interest bearing down payment to be applied to the purchase price. Machias Savings Bank reserves the right to submit a credit bid. The bidder to whom the property is sold must sign a purchase and sale agreement with Machias Savings Bank calling for a closing on or before the thirtieth (30th) day following the date of public sale, at which time the balance will be due in cash or by certified or cashier's check (or equivalent) payable to Machias Savings Bank, which will then deliver a duly executed Quitclaim Deed Without Covenant for the real property. In the event that the highest bidder fails to close pursuant to the purchase and sale agreement, the deposit will be retained by Machias Savings Bank and the premises may be sold to the next highest bidder.

Machias Savings Bank reserves the right to modify or add to the terms of sale. Other terms and conditions of sale, including additions to or modifications of the terms set forth above, will be announced at the sale.

Further information regarding the property may be obtained by contacting Christopher L. Brooks, Esq. of Drummond, Woodsum & MacMahon at 1-207-253-0517.

Dated: November 16, 2022

MACHIAS SAVINGS BANK

/s/ Christopher L. Brooks, Esq.

PURCHASE AND SALE AGREEMENT

AGREEMENT made this 16th day of December, 2022, by and between Machias Savings Bank, with a mailing address of 4 Center Street, Machias, Maine 04654 and

_____ of _____
 (“**Buyer**”).

1. **Real Property:** Machias Savings Bank hereby agrees to sell, pursuant to the authority granted to it through the Power of Sale clause in the commercial Mortgage held by Machias Savings Bank, given by Hospice Care Connection, Inc. and recorded in the Washington County Registry of Deeds in Book 4697, Page 309 (hereinafter the “**Mortgage**”), and the Buyer hereby agrees to buy a certain lot or parcel of land with the buildings thereon, situated at 44 Main Street, Machias, Maine 04654 (the “**Property**”), being the same premises as referenced in the above Mortgage.

2. **Purchase Price:** Buyer hereby agrees to pay the sum of _____ Dollars (\$ _____) as follows: Five Thousand Dollars (\$5,000.00) at the time of the execution of this Agreement, in cash, certified check, or cashier's check, which amount shall be a nonrefundable down payment, and the balance is due at the time of the closing in cash, certified check or cashier's check. Should Buyer fail to make the payment of the balance due by the closing date, the down payment will be forfeited by Buyer and retained by Machias Savings Bank and Machias Savings Bank reserves all of its rights in law and equity against Buyer.

3. **Closing:** Buyer and Machias Savings Bank agree to close this transaction at the offices of Drummond, Woodsum & MacMahon, 84 Marginal Way, Suite 600, Portland, Maine 04101, or such other location agreed upon by Machias Savings Bank and Buyer on or before the thirtieth (30th) day following the date of the public sale, with Buyer delivering the balance of the purchase price to Machias Savings Bank. The Buyer shall, at his/her/its cost, pay all applicable real estate transfer taxes, including any transfer tax assessed to Machias Savings Bank, so that Buyer shall pay Four and 40/100 Dollars (\$4.40) per thousand dollars or fraction thereof of the purchase price.

4. **Title:** Machias Savings Bank agrees to convey its interest in the real property by Quitclaim Deed Without Covenant to be delivered at closing subject to all existing easements, restrictions, encumbrances or other matters which may or may not be of record. Buyer acknowledges that the Property is being sold “**as is, where is, without recourse**” and that no representations are made by Machias Savings Bank or its representatives as to the marketability or insurability of title and the

condition of the improvements on the Property. Buyer acknowledges he/she/it is purchasing the Property subject to the following encumbrances:

- a. Relevant state, municipal, Federal laws, regulations and ordinances.
 - b. Any conditions or state of facts, which would be disclosed by inspection of the Property and/or an accurate engineering survey (including the exact geographic location of the Property).
 - c. Persons in possession and those claiming under leases for a term less than two years.
 - d. Unrecorded mechanics liens.
 - e. The existence of any violation of State, Municipal or Federal environmental laws or ordinances and the existence of any liens resulting therefrom which are not recorded within the chain of title in the Registry of Deeds for the county in which the Property is located.
 - f. The Buyer shall be responsible for compliance with, application for, renewal and transfer of any and all approvals, orders, and permits issued by the State of Maine and the City of Machias, if applicable. Machias Savings Bank makes no representations or warranties of any kind with respect to the validity, existence, renewability, transferability, or necessity of any such permits, order, or approvals.
 - g. Taxes assessed and payable that may or may not be liened and which are due and payable or not yet due and payable, and for subsequent years.
 - h. Title to and rights of the public and others entitled thereto in and to those portions of the lots lying within the bounds of adjacent streets, roads, and ways.
 - i. All rights, restrictions, encumbrances, covenants, rights of way, easements, reservations, conditions, agreements, and limitations as described in the instruments recorded in the Washington County Registry of Deeds.
 - j. Rights of tenants, if any.
5. **Real Estate Taxes and Assessments:** All unpaid taxes, utility fees and assessments, plus interest fees and costs including, but not limited to, real property taxes, sewer and water assessments and all applicable real estate transfer taxes including any transfer tax assessed to Machias Savings Bank as Seller are the responsibility of the Buyer.
6. **Risk of Loss:** The risk of loss or damage to said Property by fire or otherwise until the closing is assumed by Buyer.
7. **Broker:** Machias Savings Bank and Buyer hereby agree that there is no real estate broker involved in this transaction, and that no one is due a commission for this sale, unless such broker was disclosed and agreed upon between Machias Savings Bank and Buyer at the time of auction. If applicable, the real estate broker is: _____.

8. **Back up Contract:** Buyer acknowledges that Machias Savings Bank may enter into a back-up contract or contracts with other bidders at auction. If Buyer fails to close as required under this Agreement, Machias Savings Bank, at its option, may then sell the Property to the party that was the next highest bidder at auction able to close.

9. **Default:** In the event that Machias Savings Bank defaults under this Agreement, Buyer's sole remedy at law and equity shall be the return of its/his/her down payment. In the event that Buyer defaults under this Agreement, Machias Savings Bank shall have all available rights and remedies at law and equity.

10. **No Representations:** No representations or warranties of any kind are made with respect to Property, including, without limitation, its condition or any use to which it may be put. The Property is being sold on an "as is", "where is," "without recourse," "with all defects" basis, and any and all warranties, express, implied or otherwise, including, without limitation, the warranties of habitability, merchantability, marketability, insurability and fitness for any purpose, are hereby disclaimed. No representation or warranty is made as to the compliance of the Property with any laws, rules, regulations or ordinances, including zoning, environmental, or hazardous waste laws. Machias Savings Bank, its agents and attorneys shall have no responsibility or liability for the loss of use of the Property, loss of time, inconvenience, commercial loss and/or any incidental or consequential damage, loss or injury. Buyer is not entitled to rely on any representations or warranties regarding Property not embodied in this Agreement, and any such representations or warranties have not been authorized by Machias Savings Bank or its agents and attorneys.

11. **Possession:** Buyer shall be entitled to possession at closing, or as otherwise agreed to in writing by Machias Savings Bank.

12. **Enforcement and Choice of Law:** This instrument is to be construed and interpreted under the laws of the State of Maine, and sets forth the entire agreement between the parties. The determination of any claim, dispute or disagreement, which may arise out of the interpretation, performance or breach of this Agreement, shall be resolved in the courts of Washington County, State of Maine. In the event that Buyer breaches the terms of this agreement and Machias Savings Bank hires an attorney to enforce its rights under this agreement, Buyer shall be liable to Machias Savings Bank for its attorneys' fees and costs.

IN WITNESS WHEREOF, the parties have signed this Agreement on the day and year written above.

MACHIAS SAVINGS BANK:

By: _____

Its: _____

Address:

Social Security # _____

Tax ID # _____

Telephone No. _____

BUYER:

By: _____

Its: _____

**AFFIDAVIT OF MACHIAS SAVINGS BANK
IN REGARDS TO FORECLOSURE AND SALE OF
44 MAIN STREET, MACHIAS, MAINE 04654
BY CORPORATE POWER OF SALE**

Mortgage Deed Reference: Book 4697, Page 309

Machias Savings Bank, by Christopher L. Brooks, Esq., its attorney, having first been sworn, does hereby depose and state as follows:

1. I am an attorney duly authorized to practice law before the courts of the State of Maine, and I have acted as attorney for Machias Savings Bank at all times during the proceedings and foreclosure described in this Affidavit and submit this Affidavit in accordance with 14 M.R.S. §6203-B.

2. Pursuant to “The Statutory Power of Sale” contained in a commercial Mortgage given by Hospice Care Connection, Inc. to Machias Savings Bank, dated September 3, 2020, and recorded in the Washington County Registry of Deeds in Book 4697, Page 309 (hereinafter the “**Mortgage**”), upon breach of the conditions of the Mortgage, and for the purpose of foreclosing the same pursuant to said Power as provided in Title 33 M.R.S. §501-A and Title 14 M.R.S. §§6203-A *et seq.*, Machias Savings Bank caused to be sold at public sale held at and near the mortgaged premises at 12:00 p.m. on Friday, December 16, 2022, the premises described in said Mortgage, specifically land and buildings, in the City of Machias, Washington County, Maine, together with all rights and easements appurtenant thereto, if any, as set forth in the Mortgage described above and in the **Exhibit “A”** attached hereto. The Mortgage was given to secure a Promissory Note, dated September 3, 2020, made by Hospice Care Connection, Inc. to Machias Savings Bank in the original principal amount of \$50,000.00. The sale was conducted by Central Maine Auction Center on behalf of Machias Savings Bank.

3. Notice of the public sale has been provided as follows:

(a) A “Notice of Mortgagee's Sale of Real Estate”, executed by Christopher L. Brooks, Esq., Attorney for Machias Savings Bank, a copy of which is attached hereto as **Exhibit “B,”** was sent on **November 17, 2022**, being at least twenty-one (21) days prior to the foreclosure sale by certified mail to the following:

Hospice Care Connection, Inc.
P.O. Box 74
Machiasport, Maine 04655-0074

Hospice Care Connection, Inc.
44 Main Street
Machias, Maine 04654

State of Maine, Maine Revenue Services
P.O. Box 1060
Augusta, Maine 04332-1060

The Notice of Mortgagee's Sale of Real Estate was also recorded on **November 17, 2022** in the Washington County Registry of Deeds in **Book 18828, Page 656**, which was at least twenty-one (21) days prior to the foreclosure sale.

(b) A "Notice of Intention to Foreclose and of Liability for Deficiency After Foreclosure of Mortgage" executed by Christopher L. Brooks, Esq., Attorney for Machias Savings Bank, a copy of which is attached as **Exhibit "C"** was sent at least 21 days prior to the foreclosure sale by certified mail, return receipt requested to:

Hospice Care Connection, Inc.
P.O. Box 74
Machiasport, Maine 04655-0074

Hospice Care Connection, Inc.
44 Main Street
Machias, Maine 04654

(c) The Notice of Mortgagee's Sale of Real Estate was published for three (3) successive weeks in the *Machias Valley News Observer*, a newspaper of general circulation in the City of Machias, Maine. The first publication on **November ____, 2022** was more than twenty-one (21) days prior to the day of the foreclosure sale. The subsequent publications occurred on December ____, 2022 and December ____, 2022. Attached hereto as **Exhibit "D"** is the Publisher's Affidavit of **Venise Wilding, Customer Service Representative** of the *Machias Valley News Observer*, attesting to such publications.

4. The mailing, by certified mail, to the mortgagor of the Notice of Mortgagee's Sale of Real Estate was completed at least twenty-one (21) days prior to the date of sale, the recording of the Notice of Mortgagee's Sale in the Washington County Registry of Deeds on **November ____, 2022** was at least twenty-one (21) days prior to the date of sale and the publication for three (3) successive weeks of the Notice of Mortgagee's Sale of Real Estate, the first being at least twenty-one (21) days prior to the day of sale, constitutes compliance with the provisions for enforcement of The Power of Sale under Title 14 M.R.S. §§6203-A *et seq.* The Notice of Intention to Foreclose and of Liability for Deficiency After Foreclosure of Mortgage was sent by Certified Mail, Return Receipt Requested, at least twenty-one (21) days prior to the date of sale to Hospice Care Connection, Inc. and all parties obligated for the debts owed in compliance with Title 14 M.R.S.A. §6203-E.

5. On Friday, December 16, 2022 at 12:00 p.m. at 44 Main Street, Machias, Maine 04654, Machias Savings Bank offered for public sale by and through Central Maine Auction Center, the premises, as described in the Mortgage.

6. When bids were solicited, the successful and highest bidder, with a bid of \$_____ was _____. A closing was held and the premises was transferred to _____ on January ____, 2023.

Dated at Portland, Maine, this ____ day of January, 2023.

MACHIAS SAVINGS BANK

By: Christopher L. Brooks, Esq. (Bar No. 4637)

Its: Authorized Attorney
DRUMMOND, WOODSUM & MACMAHON
84 Marginal Way, Suite 600
Portland, Maine 04101
Tel: 1 (207) 253-0517

STATE OF MAINE
CUMBERLAND, ss.

January _____, 2023

Personally appeared the above-named Christopher L. Brooks, Esq. in his said capacity as attorney for Machias Savings Bank and swore that the statements set forth herein are true and based upon his own personal knowledge.

Before me,

Kellie W. Fisher, Esq. (Bar No. 6401)

QUITCLAIM DEED WITHOUT COVENANT

KNOW ALL BY THESE PRESENTS, THAT **MACHIAS SAVINGS BANK**, with a mailing address of 4 Center Street, Machias, Maine 04654, acting pursuant to 14 M.R.S.A. § 6203-A and the Power of Sale as set forth in the commercial Mortgage given by Hospice Care Connection, Inc., a nonprofit corporation organized and existing under the laws of the State of Maine with a registered address c/o Jodi Norton, P.O. Box 74, Machiasport, Maine 04655, dated September 3, 2020, and recorded in the Washington County Registry of Deeds in Book 4697, Page 309, in consideration of One Dollar (\$1.00) and other valuable consideration paid by _____, whose mailing address is _____, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim without covenant unto the said _____, its successors and assigns forever: *a certain lot or parcel of land, together with any buildings thereon, situated at 44 Main Street, Machias, Maine 04654; being more particularly described in the attached **Exhibit A**.*

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto to the said _____, its successors and assigns forever.

IN WITNESS WHEREOF, Machias Savings Bank, has caused this instrument to be signed in its corporate name by Joe Tuell, its Vice President, Asset Management.

Dated: January ____, 2023

MACHIAS SAVINGS BANK

By: Joe Tuell
Its: Vice President, Asset Management

STATE OF MAINE
WASHINGTON, ss.

January ____, 2023

Then personally appeared the above named Joe Tuell, Vice President, Asset Management of Machias Savings Bank and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of Machias Savings Bank.

Before me,

Notary Public

Printed Name

My commission expires

**NOTICE OF INTENTION TO FORECLOSE AND OF
LIABILITY FOR DEFICIENCY AFTER FORECLOSURE OF MORTGAGE**

Hospice Care Connection, Inc.
P.O. Box 74
Machiasport, Maine 04655-0074

Hospice Care Connection, Inc.
44 Main Street
Machias, Maine 04654

You are hereby notified in accordance with 14 M.R.S.A. §6203-E, of the intention of the Machias Savings Bank on Friday, December 16, 2022 at 12:00 p.m. to foreclose by public sale under the Power of Sale for breach of condition, the commercial Mortgage held by Machias Savings Bank on property located at 44 Main Street, Machias, Maine 04654, dated September 23, 2020 and recorded in the Washington County Registry of Deeds in Book 4697, Page 309 to secure a certain loan obligation by Hospice Care Connection, Inc., for the whole, or any part, of which you may be liable to Machias Savings Bank and in a case of a deficiency in the proceeds realized from the Foreclosure Sale to hold Hospice Care Connection, Inc., and any applicable guarantor liable for the whole or any part thereof still remaining unpaid.

Very truly yours,

MACHIAS SAVINGS BANK

By: Christopher L. Brooks, Esq.
Its: Authorized Attorney
Drummond, Woodsum & MacMahon
84 Marginal Way, Suite 600
Portland, Maine 04101
Tel: (207) 253-0517
E-mail: cbrooks@dwmlaw.com

**Town of Machias
Tax Information Sheet
As of: 11/14/2022**

Account: 784 **Name:** HOSPICE CARE CONNECTION

Location: 44 MAIN ST

Map and Lot: 015-007

Sale Date: 09/29/2017

Deed Reference: B4402P122 10/03/2017

Sale Price: \$48,000

Land: 16,300
Building: 30,000
Exempt 46,300
Total: 0

Total Acres: 0.11
Tree Growth: Soft : 0 Mixed : 0 Hard : 0

Farmland:
Open Space:

Exempt Codes: **Amount**
42 - CHARITABLE/BENEL 46,300

Zoning: 11 - None
SFLA: 616

Last Billed : 2022-1

Amount Mill Rate

00.00 21.700

Previous Billed : 2021-1

00.00 20.700

There are no outstanding taxes.

Information Given By: Jane Foss

Title: Deputy

11/14/2022

All calculations are as of: 11/14/2022

UT Account 274 Detail
as of 11/14/2022 - Sewer

Name: HOSPICE CARE CONNECTION

PO BOX 74
MACHIASPORT, ME 04655

Location: 44 MAIN STREET

RE Acct: 784 Map/Lot: 015-007

Bill	Date	Reference	C	Principal	Tax	Interest	Costs	Total
178	10/26/22			18.50	0.00	0.00	0.00	18.50
177	07/21/22			95.50	0.00	0.89	0.00	96.39
176	04/06/22			18.50	0.00	0.58	0.00	19.08
171	01/12/22**			95.50	0.00	4.32	0.00	99.82
170	10/15/21**			95.50	0.00	5.71	10.82	112.03
169	07/22/21			0.00	0.00	0.00	0.00	0.00
175	02/11/22*			209.50	0.00	13.51	43.99	267.00
167	04/16/21			0.00	0.00	0.00	0.00	0.00
166	01/19/21			0.00	0.00	0.00	0.00	0.00
165	10/19/20			0.00	0.00	0.00	0.00	0.00
168	05/04/21*			0.00	0.00	0.00	0.00	0.00
163	07/17/20			0.00	0.00	0.00	0.00	0.00
162	04/08/20**			0.00	0.00	0.00	0.00	0.00
161	01/13/20			0.00	0.00	0.00	0.00	0.00
159	10/11/19			0.00	0.00	0.00	0.00	0.00
158	07/13/19			0.00	0.00	0.00	0.00	0.00
156	04/05/19			0.00	0.00	0.00	0.00	0.00
155	01/10/19			0.00	0.00	0.00	0.00	0.00
154	10/23/18			0.00	0.00	0.00	0.00	0.00
151	07/16/18			0.00	0.00	0.00	0.00	0.00
150	04/17/18			0.00	0.00	0.00	0.00	0.00
149	01/19/18			0.00	0.00	0.00	0.00	0.00
148	10/18/17			0.00	0.00	0.00	0.00	0.00
146	07/14/17			0.00	0.00	0.00	0.00	0.00
145	04/13/17			0.00	0.00	0.00	0.00	0.00
144	01/13/17**			0.00	0.00	0.00	0.00	0.00
141	10/18/16**			0.00	0.00	0.00	0.00	0.00
140	07/15/16**			0.00	0.00	0.00	0.00	0.00
139	04/19/16			0.00	0.00	0.00	0.00	0.00
142	12/02/16*			0.00	0.00	0.00	0.00	0.00
134	01/15/16			0.00	0.00	0.00	0.00	0.00
132	10/21/15			0.00	0.00	0.00	0.00	0.00
129	07/22/15**			0.00	0.00	0.00	0.00	0.00
128	04/14/15**			0.00	0.00	0.00	0.00	0.00
125	01/14/15**			0.00	0.00	0.00	0.00	0.00
124	10/23/14			0.00	0.00	0.00	0.00	0.00
123	07/11/14**			0.00	0.00	0.00	0.00	0.00
122	04/11/14**			0.00	0.00	0.00	0.00	0.00
120	01/17/14**			0.00	0.00	0.00	0.00	0.00
119	10/18/13			0.00	0.00	0.00	0.00	0.00
118	07/19/13			0.00	0.00	0.00	0.00	0.00
117	04/19/13			0.00	0.00	0.00	0.00	0.00
116	01/23/13**			0.00	0.00	0.00	0.00	0.00
114	10/31/12**			0.00	0.00	0.00	0.00	0.00
113	07/24/12**			0.00	0.00	0.00	0.00	0.00
112	04/19/12			0.00	0.00	0.00	0.00	0.00
111	01/17/12			0.00	0.00	0.00	0.00	0.00

UT Account 274 Detail
as of 11/14/2022 - Sewer

Name: HOSPICE CARE CONNECTION

PO BOX 74
MACHIASPORT, ME 04655

Location: 44 MAIN STREET

RE Acct: 784 Map/Lot: 015-007

Bill	Date	Reference	C	Principal	Tax	Interest	Costs	Total
110	11/01/11			0.00	0.00	0.00	0.00	0.00
109	07/21/11			0.00	0.00	0.00	0.00	0.00
108	04/19/11			0.00	0.00	0.00	0.00	0.00
107	01/18/11			0.00	0.00	0.00	0.00	0.00
106	10/19/10			0.00	0.00	0.00	0.00	0.00
103	07/20/10			0.00	0.00	0.00	0.00	0.00
101	04/29/10			0.00	0.00	0.00	0.00	0.00
100	01/26/10			0.00	0.00	0.00	0.00	0.00
98	10/23/09			0.00	0.00	0.00	0.00	0.00
97	07/16/09			0.00	0.00	0.00	0.00	0.00
96	05/01/09			0.00	0.00	0.00	0.00	0.00
93	01/29/09			0.00	0.00	0.00	0.00	0.00
92	11/17/08			0.00	0.00	0.00	0.00	0.00
91	09/12/08**			0.00	0.00	0.00	0.00	0.00
90	05/12/08**			0.00	0.00	0.00	0.00	0.00
89	02/07/08			0.00	0.00	0.00	0.00	0.00
88	11/30/07			0.00	0.00	0.00	0.00	0.00
87	09/21/07**			0.00	0.00	0.00	0.00	0.00
85	06/26/07**			0.00	0.00	0.00	0.00	0.00
84	01/19/07			0.00	0.00	0.00	0.00	0.00
82	11/02/06			0.00	0.00	0.00	0.00	0.00
80	08/01/06**			0.00	0.00	0.00	0.00	0.00
79	04/19/06**			0.00	0.00	0.00	0.00	0.00
78	01/31/06**			0.00	0.00	0.00	0.00	0.00
77	11/18/05**			0.00	0.00	0.00	0.00	0.00
76	07/29/05**			0.00	0.00	0.00	0.00	0.00
75	04/15/05**			0.00	0.00	0.00	0.00	0.00
73	02/02/05**			0.00	0.00	0.00	0.00	0.00
72	12/09/04**			0.00	0.00	0.00	0.00	0.00
71	09/22/04**			0.00	0.00	0.00	0.00	0.00
69	05/21/04**			0.00	0.00	0.00	0.00	0.00
67	02/25/04**			0.00	0.00	0.00	0.00	0.00
66	12/10/03**			0.00	0.00	0.00	0.00	0.00
65	08/19/03**			0.00	0.00	0.00	0.00	0.00
59	07/02/03**			0.00	0.00	0.00	0.00	0.00
57	02/20/03			0.00	0.00	0.00	0.00	0.00
53	09/12/02			0.00	0.00	0.00	0.00	0.00
11/14/2022				533.00	0.00	25.01	54.81	612.82

Per Diem

177	0.0105
176	0.0030
171	0.0157
170	0.0157

Total 0.0449

Card 1 Of 1 4/26/2016

22

28

15/09

616



Map Lot 015-007

Account 784

Location 44 MAIN ST

Card 1 Of 1 4/26/2016

LORD, VERNON E

P O BOX 140

MACHIAS ME 04654

B3178P56

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes: For sale \$67,900 2016

Machias

Property Data

Neighborhood 11 Downtown Commercial

Tree Growth Year 0

1ST MORTGAGE 0

2ND MORTGAGE 0

Zone/Land Use 11 None

Secondary Zone 11 No Zoning

Topography

1.Level 4.Below St 7.LevelBog
2.Rolling 5.Low 8.Sloping
3.Above St 6.Swampy 9.

Utilities 1 All Public 9 None

1.Public 4.Dr Well 7.Cesspool
2.Water 5.Dug Well 8.
3.Sewer 6.Septic 9.None

Street 1 Paved

1.Paved 4.Proposed 7.
2.Semi Imp 5.R/O/W 8.
3.Gravel 6. 9.None

TG PLAN YEAR 0

0

Sale Data

Sale Date

Price

Sale Type

1.Land 4.Mobile 7.
2.L & B 5.Other 8.
3.Building 6. 9.

Financing

1.Convent 4.Seller 7.
2.FHA/VA 5.Private 8.
3.Assumed 6.Cash 9.Unknown

Validity

1.Valid 4.Split 7.Renovate
2.Related 5.Partial 8.Other
3.Distress 6.Exempt 9.

Verified

1.Buyer 4.Agent 7.Family
2.Seller 5.Pub Rec 8.Other
3.Lender 6.MLS 9.

Assessment Record

Year	Land	Buildings	Exempt	Total
2005	8,500	25,100	0	33,600
2006	8,500	25,100	0	33,600
2007	8,500	25,100	0	33,600
2009	16,300	24,200	0	40,500
2010	16,300	24,200	0	40,500
2011	16,300	24,200	0	40,500
2012	16,300	23,900	0	40,200
2013	16,300	23,900	0	40,200
2014	16,300	23,900	0	40,200
Calc.	16,300	23,600	0	39,900
2016	16300	31600		47900

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Shorefrontage	13	51	90	100 %	0	1.Unimproved
12.Effective Road				%		2.Excess Frtg
13.Road Frontage				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Undeveloped Co				%		5.Access
				%		6.Restriction
				%		7.Open Space
				%		8.View/Environ
				%		9.Fract Share
				%		Acres
				%		30.Rear Land 3
				%		31.Blueberries
				%		32.Commercial Sit
				%		33.Gravel Pit
				%		34.Softwood F&O
				%		35.Mixed Wood F&O
				%		36.Hardwood F&O
				%		37.Softwood TG
				%		38.Mixed Wood TG
				%		39.Hardwood TG
				%		40.Wasteland
				%		41.Class II Roads
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.Lot Improvem
				%		45.Subdivision Lo
				%		46.Paving/Parking
Total Acreage		0.11				

Front Foot

11.Shorefrontage
12.Effective Road
13.Road Frontage
14.Rear Land
15.Undeveloped Co

Square Foot

16.Regular Lot
17.Secondary Lot
18.Hydro Facility
19.Improvements
20.Miscellaneous

Fract. Acre

21.Homesite (Fract
22.Baselot (Fract
23.Waterfront (Fr

Acres

24.Homesite
25.Baselot
26.Commercial Sit
27.Intown Excess
28.Rear Land 1 <=
29.Rear Land 2

Type

13

51

90

100 %

%

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Effective

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Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Open Space
8.View/Environ
9.Fract Share
Acres
30.Rear Land 3
31.Blueberries
32.Commercial Sit
33.Gravel Pit
34.Softwood F&O
35.Mixed Wood F&O
36.Hardwood F&O
37.Softwood TG
38.Mixed Wood TG
39.Hardwood TG
40.Wasteland
41.Class II Roads
42.Mobile Home Si
43.Condo Site
44.Lot Improvem
45.Subdivision Lo
46.Paving/Parking

DISCLOSURES RELATIVE TO PROPERTY

Auction # R22-313

Location: 44 Main Street, Machias, 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 _____
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Signature of Buyer _____	Date _____
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