

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Judgment of Foreclosure and Sale and Order entered on July 21, 2025 in favor of Machias Savings Bank in proceedings in the Aroostook County Superior Court entitled *Machias Savings Bank v. Calvin J. Bishop a/k/a Calvin J. Bishop, Jr. and Beatrice R. Bishop, et al.*, Docket Number HOUSC-RE-25-4, Machias Savings Bank will sell the premises located at 1356 County Road, New Limerick, Maine 04048 and described in the mortgage recorded in the Aroostook County (South) Registry of Deeds in Book 5248, Page 56 (the "Property") by on-site public sale at 11:00 a.m. on January 9, 2026 at 1356 County Road, New Limerick, Maine 04048, administered by Central Maine Auction Center.

TERMS AND CONDITIONS OF SALE

The Property shall be sold by public auction to the bidder who makes the highest bid therefor. Any and all persons wishing to bid for the Property must be present prior to the start of the auction and make a deposit of \$5,000.00 in U.S. funds, by bank draft or certified check made payable to Central Maine Auction Center. The successful bidder for the Property shall be required to sign a Purchase and Sale Agreement at the conclusion of the auction, and the balance of the purchase price shall be due and payable in cash or certified funds no later than 30 days after the auction, upon presentation of a deed. The Property shall be conveyed by Quitclaim Deed Without Covenant, Without Warranties, subject to any municipal tax and sewer liens. The Property shall be sold "AS IS, WHERE IS." Machias Savings Bank and its agents make no representations or warranties with respect to the accuracy of any statement as to the boundaries or acreage or as to any other matters contained in any description of the Property, or as to the fitness of the Property for any particular purpose, merchantability, habitability or as to any other matter. Buyer shall pay all transfer taxes.

Additional terms and conditions pertaining to the sale of the Property may be announced at the time of the auction.

Dated: December 2, 2025

/s/ Christopher L. Brooks, Esq.

Attorney for Machias Savings Bank