

**AFFIDAVIT OF MACHIAS SAVINGS BANK  
IN REGARDS TO FORECLOSURE AND SALE  
BY CORPORATE POWER OF SALE**

Mortgage Deed Reference: Book 13363, Page 7  
Property Location: Fuller Road, Hermon, ME 04444, also known as the "Hermon Mobile Home Park"  
Mortgagor: Hermon MHP, LLC  
Mortgagee: Machias Savings Bank

Machias Savings Bank, by Jeremy R. Fischer, 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 during the foreclosure associated with the above-referenced mortgage/property.
2. A Notice of Mortgagee's Sale of Real Estate has been provided, a true copy of which is attached hereto as Exhibit A. This recording is being done in compliance with 14 M.R.S. § 6203-A(2-A).

Dated at Portland, Maine, this 23rd day of January, 2026.

MACHIAS SAVINGS BANK



By: Jeremy R. Fischer (Bar No. 4316)

Its: Authorized Attorney

PRETI FLAHERTY

One City Center

Portland, Maine 04101

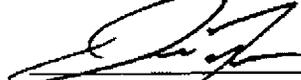
(207) 791-3000

STATE OF MAINE  
CUMBERLAND, ss.

January 23, 2026

Personally appeared the above-named Jeremy R. Fischer 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,



Name:

Notary Public / Attorney

Commission Expires

DEVIN FLYNN  
Notary Public, Maine  
My Commission Expires  
July 31, 2027

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

**Property:** Fuller Road, Hermon, ME 04444, also known as the "Hermon Mobile Home Park"

By virtue of and in execution of the Power of Sale contained in that certain Commercial Mortgage and Security Agreement with Financing Statement dated October 9, 2013 (the "**Mortgage**"), given by HERMON MHP, LLC to MACHIAS SAVINGS BANK ("**Lender**"), which Mortgage was recorded in the Penobscot County Registry of Deeds (the "**Registry**") in Book 13363, Page 7, for breaches of the conditions of the Mortgage and for the purpose of foreclosing the same, there will be sold at Public Sale on **Thursday, April 2, 2026 at 11:00 a.m.**, at or near Fuller Road, Hermon, ME 04444, also known as the "Hermon Mobile Home Park," the premises described in the Mortgage, to wit: The real property described in the Mortgage recorded in Book 13363, Page 7 of the Registry, together with all improvements, fixtures, easements, appurtenances, and rights related to the real property (the "**Property**").

**Terms of Sale:** Each of the above described Property 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 Company ("**Auctioneer**") will conduct the auction and will accept bids on the Property. Lender will sell the Property to the party who has the highest qualified bid. A deposit, in cash or certified funds, is required in order to bid. The deposit is Ten Thousand Dollars (\$10,000.00) and must be paid in full prior to the auction. Certified checks must be made payable to "Central Maine Auction Co., Inc." The deposit of the successful bidder must be increased to ten percent (10%) of the purchase price by within 5 business days of the sale. The deposits of the successful bidder will be retained by Auctioneer as a non-refundable, non-interest bearing down payment to be applied to the purchase price. Lender reserves the right to submit a credit bid. The bidder to whom the Property is sold must sign a purchase and sale agreement with Lender calling for a closing on or before the forty-fifth (45th) 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 Property. In the event that the highest bidder fails to close pursuant to the purchase and sale agreement, the deposit will be retained by Lender and the Property may be sold to the next highest bidder.

Lender 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 auction.

Further information regarding the property may be obtained by contacting Jeremy R. Fischer of Preti Flaherty at 207-791-3000 or [jfischer@preti.com](mailto:jfischer@preti.com), or Central Maine Auction Company at 207-848-7027 or [www.cmauctioncenter.com](http://www.cmauctioncenter.com).

Dated: January 23, 2026

**MACHIAS SAVINGS BANK**

/s/ Jeremy R. Fischer

By: Jeremy R. Fischer

Its: Attorney