CENTRAL MAINE AUCTION CENTER

PROPERTY INFORMATION PACKET



RESIDENTIAL HOUSE & LAND

35 & 37 CAPEN AVE, EASTPORT, ME

PROPERTY LOCATION: 35 & 37 CAPEN AVE, EASTPORT, ME

PROPERTY NUMBER: R26-360

LIVE BIDDING TIME: MONDAY, NOVEMBER 2ND 2026 @ 1:00 PM

PREVIEW TIME: MONDAY, OCTOBER 26TH 2026 @ 11-12:00 PM

LIVE BIDDING LOCATION: ON-SITE – TWO MUNICIPAL LOTS SOLD AS ONE

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:

Bangor Savings Bank and Central Maine Auction Center, in conjunction with Realty of Maine would like to announce auction R26-360 consisting of real estate at 35 & 37 Capen Ave, Eastport, 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 Bangor 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. Bangor 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.

Receipt # 188781
BK 5313 PG 38
Instr # 2026-6249
08/10/2026 11:40:12 AM
Pages 6
Tammy C. Gay Registrar of Deeds
WASHINGTON COUNTY

STATE OF MAINE
WASHINGTON, ss.

SUPERIOR COURT
Docket No. MACSC-RE-2025-028

BANGOR SAVINGS BANK,

PLAINTIFF

v.

CORY P. GUIMOND,

DEFENDANT and

CITY OF EASTPORT, ROBERT J. OSMANN and STATE OF MAINE, DEPARTMENT OF LABOR,

PARTIES IN INTEREST

JUDGMENT OF FORECLOSURE AND SALE

(Title to Real Estate is Involved)

Property address as set forth in the Mortgage Deed recorded in the Washington County Registry of Deeds in Book 4227, Page 100: 35 and 37 Capen Avenue, Eastport, Maine (Plaintiff makes no representation as to the accuracy of the physical property address)

This matter came before the Court on the Motion for Summary Judgment filed by Plaintiff, Bangor Savings Bank, in its civil action to foreclose a Mortgage Deed granted by Cory P. Guimond (the "Defendant"). The Mortgage is dated January 19, 2016, and recorded in the Washington County Registry of Deeds in Book 4227, Page 100 (the "Mortgage"). The Mortgage was granted to secure the loan obligation of the Defendant as evidenced by a certain Benefit Home Equity Fixed Credit Agreement dated January 19, 2016, in the original principal amount of $88,000.00 (the "Note"). The real property subject to the Mortgage is located generally at 35 and 37 Capen Avenue in Eastport, Washington County, Maine, and more particularly described in the Warranty Deed from Mary Elizabeth George to Cory Guimond, dated July 30, 2015, and recorded in the Washington County Registry of Deeds in Book 4173, Page 141 (the "Property").

Based upon the pleadings and the affidavits filed by Plaintiff in support of its Motion for Summary Judgment, the Court finds that there is no genuine issue of material fact and that Plaintiff

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WASHINGTON CTY CT

is entitled to judgment as a matter of law. Further, the Court makes the following specific findings of facts and conclusions of law:

1. Each of the factual recitals hereinabove is specifically adopted as a finding of fact or conclusion of law (as appropriate).

2. The Defendant is in default of the payment terms of the Note, and therefore, the Defendant has breached the conditions of the Mortgage.

3. That Plaintiff is owed the following under the Note and the Mortgage as of March 25, 2026:

a. Current Balance	$83,648.92
b. Interest to March 25, 2026	381.59
c. Capitalized Fees	8,707.10
d. Property Preservation	8,805.00
e. Legal Fees, Costs	2,781.41
f. Escrow Deficiency	10,671.21
g. Discharge fee	40.00
h. Total due to March 25, 2026	$115,035.23

i. additional interest accruing on said principal balance after March 25, 2026, at the rate of $12.32 per day (5.375% per annum.) to the date of entry of judgment;

j. any amounts advanced by Plaintiff to protect its security;

k. additional reasonable attorney's fees and costs including, but not limited to, those incurred by Plaintiff in preparing for and conducting the foreclosure sale and filing a report of sale with the Court.

l. Post-judgment interest from and after the date of entry of judgment at the rate of 9.51% per annum.

4. The order of priority of the claims of the parties who have appeared in this action is as follows:

FIRST: The Plaintiff, by virtue of the Mortgage in the above amounts.

SECOND: City of Eastport, by virtue of a Court Order in an amount set forth in an affidavit of indebtedness filed with the Court before the period of redemption expires.

THIRD: Robert J. Osmann, by virtue of a Writ of Execution in an amount set forth in an affidavit of indebtedness filed with the Court before the period of redemption expires.

FOURTH: State of Maine, Department of Labor by virtue of Tax Liens in an amount set forth in an affidavit of indebtedness filed with the Court before the period of redemption expires.

LAST: The Defendant or in accordance with any further order of this Court.

There are no other additional parties in interest or public utility easements recorded after the recording of the Plaintiff's Mortgage.

5. The Plaintiff is entitled as a matter of law to recover its reasonable attorneys' fees in connection with the foreclosure of the Mortgage. 14 M.R.S. § 6101. To the extent that Plaintiff will incur additional attorney's fees and costs in order to complete this action pursuant to 14 M.R.S. § 6321 et seq., the award of attorney's fees may be supplemented by a statement of fees and costs set forth in the report of sale filed in accordance with 14 M.R.S. § 6324.

WHEREFORE, based on all of the evidence presented to the Court, and taking into consideration the foregoing findings of fact, the Court hereby ORDERS and DECREES a foreclosure of the Mortgage pursuant to 14 M.R.S. § 6322. If the Defendant, or Defendants' heirs, successors, or assigns, do not pay Plaintiff the amount due, together with accrued interest, late charges, and Plaintiff's reasonable attorney's fees as set forth above, within ninety (90) days of the date of entry of the judgment, Plaintiff shall sell the Property pursuant to 14 M.R.S. §§ 6321 et seq. and disburse the proceeds of said sale, after deducting the expenses thereof and Plaintiff's reasonable attorney's fees, in the amounts and priorities as determined above.

In the event the Defendant shall fail to pay Plaintiff the amounts due within the period of redemption and in accordance with the terms of this judgment, any remaining right of the Defendant and all other occupants to possession of the Property shall terminate upon expiration of the period of redemption. In any event, the Plaintiff shall be entitled to possession of the Property upon expiration of the period of redemption and pending the public sale pursuant to 14 M.R.S. § 6323. The Defendant and all other occupants are hereby ordered to vacate the Property at that time. Upon request of the Plaintiff at any time after ninety (90) days from the entry of this judgment, the Clerk shall issue a Writ of Possession to Plaintiff against the Defendant, and all other occupants, for the Property.

If the proceeds of the public sale are not sufficient to satisfy the amount adjudged to be due and owing to Plaintiff, as set forth above, a deficiency shall be assessed against Defendant Cory P. Guimond, therefor, provided the statutory requirements are met.

The following provisions are set forth pursuant to 14 M.R.S. § 2401:

1. The names and addresses, if known, of all parties to the action, including the counsel of record are as follows:

Name and Address of Party	Name and Address of Counsel
Bangor Savings Bank P.O. Box 930 Bangor, Maine 04402-0930	Bruce B. Hochman, Esq. Janna Gau, Esq. Katahdin Law LLC 175 Exchange Street, Suite 260 P.O. Box 895 Bangor, ME 04402-0895
Cory P. Guimond P.O. Box 97 Miramichi, NB EIN 3A5	
City of Eastport 22 Washington Street Eastport, ME 04631	Stephen W. Wagner, Esq. Alex Drew Weatherbee, Esq. Rudman & Winchell 84 Harlow Street P.O. Box 1401 Bangor, ME 04402-1401
Robert J. Osmann 8 Deer Street Eastport, ME 04631	
State of Maine Department of Labor P.O. Box 160 Augusta, ME 04332-1060	John G. Coit, Esq. Asst. Attorney General 6 State House Station Augusta, ME 04333-0006

2. The docket number is MACSC-RE-2025-028.

3. The Court finds and certifies that all parties have received notice of the proceedings in accordance with the applicable provisions of the Maine Rules of Civil Procedure and, if the notice was served or given pursuant to an order of the Court, including service by publication, that the notice was served or given pursuant to the order.

4. The description of the real estate: That property is located generally at 35 and 37 Capen Avenue, Eastport, Washington County, Maine, and further described in the Mortgage Deed dated January 19. 2016, and recorded in the Washington County Registry of Deeds in Book 4227, Page 100 and the Warranty Deed dated July 30, 2015, and recorded in the Washington County Registry of Deeds in Book 4173, Page 141.

5. The Plaintiff is responsible for recording an attested copy of the judgment, and the Defendant is responsible for paying the appropriate recording fees.

The Clerk is hereby directed to enter this judgment as a final judgment pursuant to Rule 54(b)(1) of the Maine Rules of Civil Procedure.

The Clerk is specifically directed pursuant to Rule 79(a) of the Maine Rules of Civil Procedure to enter this judgment on the civil docket by notation incorporating it by reference.

Dated: June 11, 2026

JUSTICE, SUPERIOR COURT

ENTERED ON THE DOCKET:
WASHINGTON COUNTY COURTS
MACHIAS ME

Date entered in the docket book: 06-17-2026

CERTIFICATE OF CLERK

I hereby certify that

X the applicable appeal period has expired without action

__ the final judgment has been entered after remand following appeal

Dated: 07-17-2026

Cynthia Glenn

ENTERED ON THE DOCKET:
WASHINGTON COUNTY COURTS
MACHIAS ME
07-17-2026

Printed Name Cynthia Glenn
Assoc Clerk of Courts
County of Washington

A TRUE COPY
Attest Tracy L Harding
Clerk of Courts

SEAL

STATE OF MAINE
WASHINGTON, ss.

SUPERIOR COURT
Docket No. MACSC-RE-2025-028

BANGOR SAVINGS BANK,	)
	)
PLAINTIFF	)
	)
v.	)
	)
CORY P. GUIMOND,	)
	)
DEFENDANT and	)
	)
CITY OF EASTPORT, ROBERT J. OSMANN and STATE OF MAINE, DEPARTMENT OF LABOR,	)
	)
PARTIES IN INTEREST	)
	)

******DISCLAIMER******

Bangor Savings Bank and Central Maine Auction Center 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 Bangor Savings Bank, nor Central Maine Auction Center, 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 ■ Emily Tilton, Realty of Maine, 458 Main Street, Bangor, ME 04401 ■ (207) 942-6310 ■ collectively, Auctioneer

Bruce B. Hochman, Esq., Katahdin Law LLC, 175 Exchange Street, P.O. Box 895, Bangor, ME 04402-0895 ■ (207) 430-8885 ■ Attorneys for Bangor Savings Bank

TERMS AND CONDITIONS OF PUBLIC SALE

Bangor Savings Bank v. Cory P. Guimond et al.
35 and 37 Capen Avenue, Eastport, Maine

The following are the terms and conditions of the public sale of the real property subject to a mortgage granted to Bangor Savings Bank by Cory P. Guimond, said mortgage having been foreclosed as described in the Judgment of Foreclosure and Sale dated June 11, 2026, and entered on June 17, 2026, by the Superior Court for Washington County at Machias, Maine, in the matter of Bangor Savings Bank v. Cory P. Guimond et al. (Docket No. MACSC-RE-2025-028).

1. The property to be sold includes the real estate, together with any improvements thereon located generally at 35 and 37 Capen Avenue, Eastport, Washington County, Maine, more particularly described in the Mortgage Deed from Cory P. Guimond to Bangor Savings Bank dated January 19, 2016, and recorded in the Washington County Registry of Deeds in Book 4227, Page 100 (the "Mortgage"); and in the Warranty Deed from Mary Elizabeth George to Cory Guimond, dated July 30, 2015, and recorded in the Washington County Registry of Deeds in Book 4173, Page 141 (the "Property"). The legal description therein is being incorporated herein by reference. 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. Bangor Saving 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 Emily Tilton, 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 is scheduled for November 2, 2026, at 1:00 p.m. at 35 Capen Avenue, Eastport, Maine.

4. Bangor Saving 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. Bangor Saving Bank further reserves the right to bid without submitting any deposit and to withdraw any bid made by it. Bangor Saving 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 Bangor Savings Bank, in order to participate in the public sale. At the completion of the sale, subject to confirmation by Bangor Saving 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 Bangor Saving 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) days from the date of public sale as set forth in the Purchase and Sale Agreement.

7. Bangor Saving Bank and the successful bidder authorize the Auctioneer, its agents and employees, to disclose the public auction highest bid price to any party prior to the actual closing date, or in the event of a non-confirmed, canceled, or defaulted sale.

8. Bangor Saving 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 Bangor Saving Bank's share of such taxes (36 M.R.S. §§ 4641 et seq.), as applicable, shall be paid by the purchaser at closing.

9. 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 Bangor Saving 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.

10. 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.

11. 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 BANGOR SAVINGS BANK, CENTRAL MAINE AUCTION CENTER, OR THEIR RESPECTIVE REPRESENTATIVES AND AGENTS.

12. Bangor Saving Bank specifically disclaims, and purchaser acknowledges that Bangor Saving 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.

13. 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.

14. In the case of disputed bidding, Central Maine Auction Center shall be the sole and absolute judge of such dispute.

15. 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, Bangor Saving 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. Bangor Saving Bank shall have no obligation, and specifically disclaims any responsibility, to provide notice of any kind to any person subsequent to the public sale.

16. All of the terms and conditions set forth in the notice of public sale published in The Calais Advertiser on October 1, October 8, and October 15, 2026, are deemed to be incorporated herein by reference.

17. 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.

18. **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.**

19. 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

BANGOR SAVINGS BANK, a Maine banking corporation having a place of business in Bangor, 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 35 and 37 Capen Avenue, Eastport, Washington County, Maine, more particularly described in the Mortgage Deed from Cory P. Guimond to Bangor Savings Bank dated January 16, 2016, and recorded in the Washington County Registry of Deeds in Book 4227, Page 100 (the "Mortgage"). The real property subject to the Mortgage can be further described in the Warranty Deed from Mary Elizabeth George to Cory Guimond, dated July 30, 2015, and recorded in the Washington County Registry of Deeds in Book 4173, Page 141. The legal description therein being incorporated herein by reference (the "Property").

2. Purchase Price: The purchase price for the Property is (bid amount) _____ _____ ($_____). Purchaser has this day deposited cash or certified U.S. funds made payable to Bangor Savings Bank in the amount of Five Thousand Dollars ($5,000.00), receipt of which nonrefundable deposit is acknowledged by Auctioneer's signature below. The balance of the total purchase price shall be paid in certified U.S. funds made payable to Bangor Saving 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] Non-refundable Additional Deposit	$_____	
[d] Total Non-refundable Deposits ([b] + [c])		$_____
[e] Balance Due at Closing ([a] - [d])		$_____

3. Closing: The closing shall take place at Katahdin Law LLC, 175 Exchange Street, Suite 260, Bangor, Maine 04401, or at such other place as may be agreed between the parties, on or before thirty (30) days from the date of this Agreement, at a date and time mutually agreeable to the parties.

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: The 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. Public Auction Highest Bid Price Disclosure: The Seller and Purchaser authorize the Auctioneer, its agents and employees, to disclose the public auction highest bid price to any party prior to the actual closing date, or in the event of a non-confirmed, canceled, or defaulted sale.

8. 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 (except, as may be applicable, the mobile home located on the real estate). 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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 November 2, 2026.

20. Entire Agreement; Governing Law: This Agreement, including the incorporated provisions and the Disclaimer, 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 November 2, 2026.

21. 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:

BANGOR SAVINGS BANK

_____ By_____
Tammy J. Inman Date
Its Vice President

_____ _____
Purchaser Date

_____
Social Security Number/Tax Identification Number

_____ _____
Purchaser Date

_____
Social Security Number/Tax Identification Number

CENTRAL MAINE AUCTION CENTER

_____ By_____
Date

RELEASE DEED

DLN # _____

BANGOR SAVINGS BANK, a Maine banking corporation, with a place of business in Bangor, Penobscot 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 lots or parcels of land with the building thereon situated in Eastport, County of Washington and State of Maine, bounded and described as follows:

LOT 1:

Beginning at the southeast corner thereof on the northerly side of Capen Avenue and on the line of land of John W. Bassett; thence running northerly on said Bassett's west line one hundred and seventy-eight (178) feet, more or less, to land formerly of Mrs. Meally; thence westerly line of Mrs. Neally's forty (40) feet to land of James Owens, now owned by William Stuart's heirs or assigns; thence on said Stuart East line southerly one hundred and seventy-eight (178) feet, more or less, to Capen Avenue; thence easterly on Capen Avenue forty (40) feet to the place of beginning. Being the same premises conveyed to John W. Bassett by John R. Bryon by his deed of Warranty dated the 13th day of November, A.D. 1916, recorded in the Washington County Registry of Deeds in Book 327, Page 255, to which deed reference may be had and is hereby specifically made for a more particular and exacting description of the above conveyed premises and building.

For Grantor's title to Lot 1 see that deed of Rebecca A. Greenberg to her dated April 4, 2007 recorded in the Washington County Registry of Deeds in Book 3280, Page 315.

LOT 2:

Also releasing all my right, title and interest to that certain adjacent parcel described as follows, to wit:

Beginning at a point on the North side of Capen Avenue, one hundred and sixty (160) feet from the fence at the Southwest corner of the so-called North End School House lot and running Northerly on line of land formerly of N.B. Nutt but now of Clement, one hundred and seventy-eight (178) feet to land formerly of Mrs. Meally; thence westerly on line of land formerly of Mrs. Meally, forty (40) feet; thence southerly and parallel with the first mentioned line one hundred and seventy-eight (178) feet to said Capen Avenue; thence Easterly on said Capen Avenue forty (40) feet to the first mentioned bound.

For Grantor's title to Lot 2, see that deed to her and Ellen Morley as joint tenants from Lester Warren and Deborah Warren, dated August 14, 1989 and recorded in the Washington County Registry of Deeds in book 144, Page 60. Joint tenant Ellen Morley died July 3, 2010.

Subject to all outstanding municipal fees, charges, encumbrances, and liens, whether or not of record in the Washington 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 Cory P. Guimond to Bangor Savings Bank dated January 19, 2016, and recorded in the Washington County Registry of Deeds in Book 4227, Page 100 (the "Mortgage"). The Grantor foreclosed the Mortgage by virtue of a Judgment of Foreclosure and Sale dated June 11, 2026, and entered on June 17, 2026, by the Superior Court for Washington County at Machias, Maine, in the matter of Bangor Savings Bank v. Cory P. Guimond et al. (Docket No. MACSC-RE-2025-028), said judgment having been recorded in said Registry in Book 5313, Page 38. 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: The Calais Advertiser
Dates of Publication: October 1, October 8, and October 15, 2026
Sale Date[1]: November 2, 2026.

IN WITNESS WHEREOF, Bangor Saving Bank has caused this instrument to be signed by its undersigned officer, duly authorized, this _____ day of November, 2026.

WITNESS:

BANGOR SAVINGS BANK

_____

By _____
Tammy J. Inman
Its Vice President

[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).

State of Maine
Kennebec, ss. November ____, 2026

Personally appeared the above-named Tammy J. Inman, Vice President of Bangor 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 Bangor 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 June 11, 2026, which judgment was entered on June 17, 2026 by the Superior Court for Washington County at Machias, Maine, in the matter of Bangor Savings Bank v. Cory P. Guimond et al. (Docket No. MACSC-RE-2025-028), and wherein the Court adjudged a foreclosure of a Mortgage Deed from Cory P. Guimond to Bangor Savings Bank dated January 19, 2016, and recorded in the Washington County Registry of Deeds in Book 4227, Page 100 (the "Mortgage"); the period of redemption from said judgment having expired, the public sale will be conducted on November 2, 2026, commencing at 1:00 p.m. at 35 Capen Avenue, Eastport, Maine. The properties to be sold are located at 35 and 37 Capen Avenue, Eastport, Maine (the "Property"); and are further described on the Town of Eastport Tax Maps as Map H7, Lot 0B3-05 and Map H7, Lot 0B3-04. Reference should be had to said Mortgage Deed and the Warranty Deed dated July 30, 2015, recorded in said Registry in Book 4173, Page 141 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 payable to Bangor Savings Bank, and must sign a Purchase and Sale Agreement with Bangor 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 Property unpaid and in arrears and for all subsequent tax years as assessed by the Town of Eastport, 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. Bangor 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 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

Map Lot H7-0B3-05 | Account 602 | Location 35 CAPEN AVE | Card 1 Of 1 | 10/20/2026

GUIMOND, CORY
244 ESCUMINAC POINT ROAD
ESCUMINAC NB E9A1V7
CANADA

B2438P119 B3280P316 B4173P141 B5256P104

Previous Owner
GUIMOND, CORY
244 ESCUMINAC POINT ROAD

ESCUMINAC NB E9AIV7
Sale Date: 12/16/2025

Previous Owner
GEORGE, MARY E.
4 MICHENOR STREET

EASTPORT ME 04631
Sale Date: 07/30/2015

Previous Owner
GREENBERG,REBECCA A
PO BOX 45

EASTPORT ME 04631
Sale Date: 05/01/2007

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

LAST OWNER
GEORGE BK 1836 PG 359 DATE 3-08-1993
MACHIAS SAVINGS BK 2391 PG 328 DATE 11-18-1999
MSB FORCLOSED ON HOUSE LOT ONLY. M. G. STILL
RETAINS LOT 4 (VACANT LOT)
CITY QCD TO MSB 03-13-00 B 2413 P 068
GREENBERG,R BK 2348 PG 119 DATE 06-01-2000
GEORGE BK 3280 PG 316 DATE 5-01-2007
CITY OF EASTPORT TO GUIMOND PAYOFF OF TAX LIENS 12-
Eastport 5256 PG 104

Property Data

Neighborhood **2 Residential 2**

Tree Growth Year **0**

YR UPDATED **0**

Y Coordinate **0**

Zone/Land Use **12 R-2**

Secondary Zone

Topography **2 Rolling**

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

Utilities **1 All Public**

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

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **12/16/2025**

Price **60,000**

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **8 Other Non Valid**

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

Verified **5 Public Record**

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
2014	11,700	41,900	10,000	43,600
2015	11,700	41,900	0	53,600
2017	11,700	45,700	0	57,400
2018	11,700	45,700	0	57,400
2019	11,700	45,700	0	57,400
2020	11,700	45,700	0	57,400
2021	11,700	45,700	0	57,400
2022	11,700	45,700	0	57,400
2023	11,700	45,700	0	57,400
2024	11,700	45,700	0	57,400
2025	11,700	45,700	0	57,400
2026	11,700	45,700	0	57,400
0	11,700	45,700	0	57,400

Land Data

Front Foot

11.Ocean 1
12.Ocean Tidal Fl
13.Ocean Tidal Fl
14.River Front
15.Miscellaneous

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Urban/Rural (F
22.Town Houselot
23.Town Houselots

Acres

24.Houselot(Fract
25.Baselot
26.Commercial Lot
27.Commercial Lot
28.Rear Land 1
29.Rear Land 2

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
22		0.17	100 %	0
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.17

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Corner Infl
8.View/Environ
9.Fract Share

Acres

30.Rear Land 3
31.Open Space S/W
32.Open Space M/W
33.Open Space H/W
34.Class 1 Roads
35.Class 2 Roads
36.Working Waterf
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Motor Home/Tra
43.Condo Site
44.Lot Improvemen
45.Misc/Protected
46.Miscellaneous

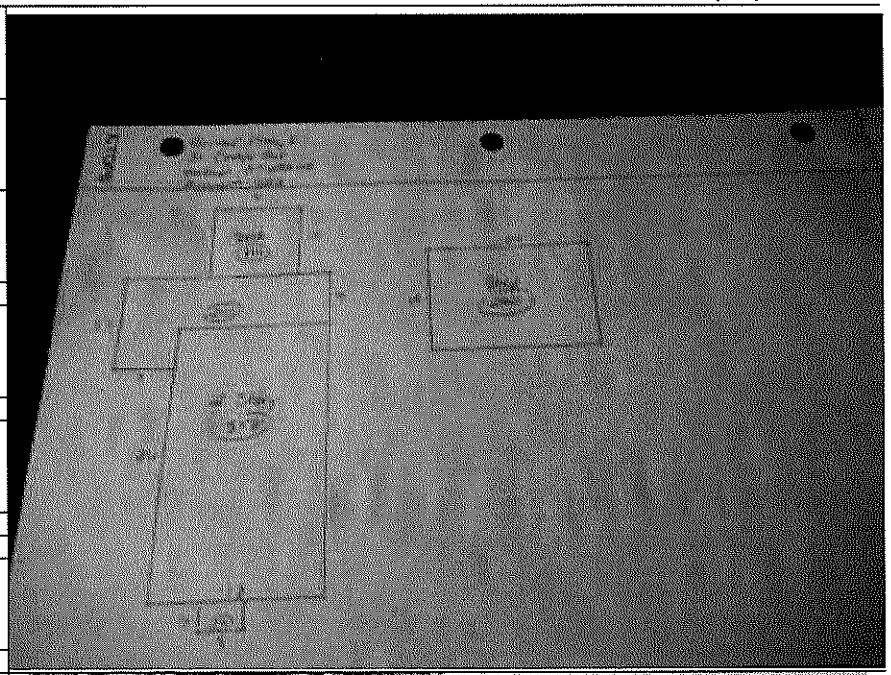
Eastport

Map Lot H7-0B3-05 | Account 602 | Location 35 CAPEN AVE | Card 1 Of 1 | 10/20/2026

Building Style	**1 Conventional**		
1.Conv	5.Garrison	9.Other	
2.Ranch	6.Split		
3.R Ranch	7.Contemp		
4.Cape	8.Log		
Dwelling Units	**1**		
Other Units	**0**		
Stories	**4 One & 1/2 Story**		
1.1	4.1.5	7.	
2.2	5.1.75	8.	
3.3	6.2.5	9.	
Exterior Walls	**1 Wood Siding**		
1.Wood	5.Stucco	9.Sing Sid	
2.Vin/Al	6.Brick	10.Unfin	
3.Compos	7.Stone		
4.Asbestos	8.Concrete		
Roof Surface	**1 Asphalt Shingles**		
1.Asphalt	4.Composit	7.	
2.Slate	5.Wood	8.	
3.Metal	6.Other	9.	
SF Masonry Trim	**0**		
OPEN-3-	**0**		
OPEN-4-	**0**		
Year Built	**1940**		
Year Remodeled	**0**		
Foundation	**1 Concrete**		
1.Concrete	4.Wood	7.Wd/Rock	
2.C.Block	5.Slab	8.	
3.Br/Stone	6.Piers	9.	
Basement	**4 Full Basement**		
1.1/4 Bmt	4.Full Bmt	7.	
2.1/2 Bmt	5.None	8.	
3.3/4 Bmt	6.	9.None	
Bsmt Gar # Cars	**0**		
Wet Basement	**1 Dry Basement**		
1.Dry	4.	7.	
2.Damp	5.	8.	
3.Wet	6.	9.	

SF Bsmt Living	**0**		
Fin Bsmt Grade	**0 0**		
OPEN-5-CUSTOMIZE	**0**		
Heat Type	**100%**	**1 Central Heat**	
1.Central	5.FWA	9.No Heat	
2.HWCI	6.GravWA		
3.H Pump	7.Electric		
4.Steam	8.Fl/Wall		
Cool Type	**0%**	**9 None**	
1.Refrig	4.W&C Air	7.	
2.Evapor	5.	8.	
3.H Pump	6.	9.None	
Kitchen Style	**2 Typical**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
Bath(s) Style	**2 Typical Bath(s)**		
1.Modern	4.Obsolete	7.	
2.Typical	5.	8.	
3.Old Type	6.	9.None	
# Rooms	**5**		
# Bedrooms	**3**		
# Full Baths	**1**		
# Half Baths	**1**		
# Addn Fixtures	**0**		
# Fireplaces	**0**		

Layout	**1 Typical**		
1.Typical	4.	7.	
2.Inadeq	5.	8.	
3.Horrid	6.	9.	
Attic	**9 None**		
1.1/4 Fin	4.Full Fin	7.	
2.1/2 Fin	5.Fl/Stair	8.	
3.3/4 Fin	6.	9.None	
Insulation	**1 Full**		
1.Full	4.Minimal	7.	
2.Heavy	5.	8.	
3.Capped	6.	9.None	
Unfinished %	**0%**		
Grade & Factor	**3 Average 105%**		
1.E Grade	4.B Grade	7.	
2.D Grade	5.A Grade	8.SC Grade	
3.C Grade	6.AA Grade	9.Same	
SQFT (Footprint)	**558**		
Condition	**4 Average**		
1.Poor	4.Avg	7.V.G	
2.Fair	5.Avg+	8.Exc	
3.Avg-	6.Good	9.Same	
Phys. % Good	**0%**		
Funct. % Good	**100%**		
Functional Code	**9 None**		
1.Incomp	4.Delap	7.	
2.O-Built	5.	8.	
3.Fire	6.	9.None	
Econ. % Good	**100%**		
Economic Code	**9 None**		
0.None	3.No Power		
1.Location	4.Gen		
2.Encroach	9.None		
Entrance Code	**0**		
1.Interior	4.Vacant	7.	
2.Refusal	5.Estimate	8.	
3.Informed	6.Outside	9.	
Information Code			
1.Owner	4.Agent	7.	
2.Relative	5.Estimate	8.	
3.Tenant	6.Other	9.	





Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	210	0 0	0	0 %	0 %	
68 Wood Deck	0	110	3 100	4	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.End Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

RE Account 602 Detail
as of 10/20/2026

Name: GUIMOND, CORY

Location: 35 CAPEN AVE
Acreage: 0.17 Map/Lot: H7-0B3-05
Book Page: B5256P104, B4173P141, B3280P316,

Land:	11,700	As of 2027
Building:	45,700	
Exempt	0	
Total:	57,400	

Ref1:

2027-1 Period Due:
1) 1,878.05

Mailing Address: 244 ESCUMINAC POINT ROAD
ESCUMINAC, NB E9A1V7

Year	Date	Reference	P	C	Principal	Interest	Costs	Total
2027-1	R				1,878.05	0.00	0.00	1,878.05
2026-1	R				0.00	0.00	0.00	0.00
2025-1	L	*			0.00	0.00	0.00	0.00
2024-1	L	*			0.00	0.00	0.00	0.00
2023-1	R				0.00	0.00	0.00	0.00
2022-1	R				0.00	0.00	0.00	0.00
2021-1	L	*			0.00	0.00	0.00	0.00
2020-1	R				0.00	0.00	0.00	0.00
2019-1	L	*			0.00	0.00	0.00	0.00
2018-1	L	*			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
2000-1	R				0.00	0.00	0.00	0.00
1999-1	L	*			0.00	0.00	0.00	0.00
1998-1	L	*			0.00	0.00	0.00	0.00
Account Totals as of 10/20/2026					1,878.05	0.00	0.00	1,878.05

Exempt Codes:

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

RE Account 1601 Detail
as of 10/20/2026

Name: GUIMOND, CORY

Location: 37 CAPEN AVE
Acreage: 0.17 Map/Lot: H7-0B3-04
Book Page: B5256P104, B4175P143, B4173P141, B1594P60

Land:	11,700	As of 2027
Building:	0	
Exempt	0	
Total:	11,700	

Ref1:

2027-1 Period Due:
1) 383.31

Mailing Address: 244 ESCUMINAC POINT ROAD
ESCUMINAC, NB E9A1V7

Year	Date	Reference	P	C	Principal	Interest	Costs	Total
2027-1	R				383.31	0.00	0.00	383.31
2026-1	R				0.00	0.00	0.00	0.00
2025-1	L	*			0.00	0.00	0.00	0.00
2024-1	L	*			0.00	0.00	0.00	0.00
2023-1	R				0.00	0.00	0.00	0.00
2022-1	R				0.00	0.00	0.00	0.00
2021-1	L	*			0.00	0.00	0.00	0.00
2020-1	R				0.00	0.00	0.00	0.00
2019-1	L	*			0.00	0.00	0.00	0.00
2018-1	L	*			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
Account Totals as of 10/20/2026					383.31	0.00	0.00	383.31

Exempt Codes:

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

Map Lot H7-0B3-04 | Account 1601 | Location 37 CAPEN AVE | Card 1 Of 1 | 10/20/2026

GUIMOND, CORY
244 ESCUMINAC POINT ROAD
ESCUMINAC NB E9A1V7
CANADA

B1594P60 B4173P141 B4175P143 B5256P104

Previous Owner
GEORGE, MARY
4 MICHENOR STREET

EASTPORT ME 04631
Sale Date: 07/30/2015

Inspection Witnessed By:

X Date

No./Date	Description	Date Insp.

Notes:

LAST OWNER
WARREN BK PG DATE
GEORGE BK 1594 PG 060 DATE 8-14-1989
MACHIAS SAVINGS FORCLOSURE ON LOT 5 ONLY
CITY LEIN DISCHARGED 03/13/00
GEORGE BK 4175 PG 143 DATE 7-29-2015
CITY OF EASTPORT TO GUIMOND 12-16-2025 BK 5256 PG 104 PAY OFF TAX LIENS.

Eastport

Property Data

Neighborhood **2 Residential 2**

Tree Growth Year **0**

YR UPDATED **0**

Y Coordinate **0**

Zone/Land Use **12 R-2**

Secondary Zone

Topography **1 Level**

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

Utilities **1 All Public**

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

Open 1 **0**

Open 2 **0**

Sale Data

Sale Date **07/30/2015**

Price

Sale Type **2 Land & Buildings**

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

Financing **9 Unknown**

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

Validity **8 Other Non Valid**

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

Verified **5 Public Record**

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
2014	11,700	0	0	11,700
2015	11,700	0	0	11,700
2017	11,700	0	0	11,700
2018	11,700	0	0	11,700
2019	11,700	0	0	11,700
2020	11,700	0	0	11,700
2021	11,700	0	0	11,700
2022	11,700	0	0	11,700
2023	11,700	0	0	11,700
2024	11,700	0	0	11,700
2025	11,700	0	0	11,700
2026	11,700	0	0	11,700
0	11,700	0	0	11,700

Land Data

Front Foot

11.Ocean 1
12.Ocean Tidal Fl
13.Ocean Tidal Fl
14.River Front
15.Miscellaneous

Square Foot

16.Regular Lot
17.Secondary Lot
18.Excess Land
19.Condominium
20.Miscellaneous

Fract. Acre

21.Urban/Rural (F
22.Town Houselot
23.Town Houselots

Acres

24.Houselot(Fract
25.Baselot
26.Commercial Lot
27.Commercial Lot
28.Rear Land 1
29.Rear Land 2

Type	Effective Frontage	Effective Depth	Influence Factor	Influence Code
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Square Feet				
			%	
			%	
			%	
			%	
			%	
			%	
			%	
Acreage/Sites				
22		0.17	100 %	0
			%	
			%	
			%	
			%	
			%	
			%	

Total Acreage 0.17

Influence Codes

1.Unimproved
2.Excess Frtg
3.Topography
4.Size/Shape
5.Access
6.Restriction
7.Corner Infl
8.View/Environ
9.Fract Share

Acres

30.Rear Land 3
31.Open Space S/W
32.Open Space M/W
33.Open Space H/W
34.Class 1 Roads
35.Class 2 Roads
36.Working Waterf
37.Softwood
38.Mixed Wood
39.Hardwood
40.Wasteland
41.Gravel Pit
42.Motor Home/Tra
43.Condo Site
44.Lot Improvemen
45.Misc/Protected
46.Miscellaneous

Eastport

Map Lot H7-0B3-04 | Account 1601 | Location 37 CAPEN AVE | Card 1 Of 1 | 10/20/2026

Building Style		
1.Conv	5.Garrison	9.Other
2.Ranch	6.Split	
3.R Ranch	7.Contemp	
4.Cape	8.Log	

Dwelling Units

Other Units

Stories		
1.1	4.1.5	7.
2.2	5.1.75	8.
3.3	6.2.5	9.

Exterior Walls		
1.Wood	5.Stucco	9.Sing Sid
2.Vin/Al	6.Brick	10.Unfin
3.Compos	7.Stone	
4.Asbestos	8.Concrete	

Roof Surface		
1.Asphalt	4.Composit	7.
2.Slate	5.Wood	8.
3.Metal	6.Other	9.

SF Masonry Trim

OPEN-3-

OPEN-4-

Year Built

Year Remodeled

Foundation		
1.Concrete	4.Wood	7.Wd/Rock
2.C.Block	5.Slab	8.
3.Br/Stone	6.Piers	9.

Basement		
1.1/4 Bmt	4.Full Bmt	7.
2.1/2 Bmt	5.None	8.
3.3/4 Bmt	6.	9.None

Bsmt Gar # Cars

Wet Basement		
1.Dry	4.	7.
2.Damp	5.	8.
3.Wet	6.	9.

SF Bsmt Living

Fin Bsmt Grade

OPEN-5-CUSTOMIZE

Heat Type		
1.Central	5.FWA	9.No Heat
2.HWCI	6.GravWA	
3.H Pump	7.Electric	
4.Steam	8.Fl/Wall	

Cool Type		
1.Refrig	4.W&C Air	7.
2.Evapor	5.	8.
3.H Pump	6.	9.None

Kitchen Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Bath(s) Style		
1.Modern	4.Obsolete	7.
2.Typical	5.	8.
3.Old Type	6.	9.None

Rooms

Bedrooms

Full Baths

Half Baths

Addn Fixtures

Fireplaces

Layout		
1.Typical	4.	7.
2.Inadeq	5.	8.
3.Horrid	6.	9.

Attic		
1.1/4 Fin	4.Full Fin	7.
2.1/2 Fin	5.Fl/Stair	8.
3.3/4 Fin	6.	9.None

Insulation		
1.Full	4.Minimal	7.
2.Heavy	5.	8.
3.Capped	6.	9.None

Unfinished %

Grade & Factor		
1.E Grade	4.B Grade	7.
2.D Grade	5.A Grade	8.SC Grade
3.C Grade	6.AA Grade	9.Same

SQFT (Footprint)

Condition		
1.Poor	4.Avg	7.V.G
2.Fair	5.Avg+	8.Exc
3.Avg-	6.Good	9.Same

Phys. % Good

Funct. % Good

Functional Code		
1.Incomp	4.Delap	7.
2.O-Built	5.	8.
3.Fire	6.	9.None

Econ. % Good

Economic Code	
0.None	3.No Power
1.Location	4.Gen
2.Encroach	9.None

Entrance Code 0		
1.Interior	4.Vacant	7.
2.Refusal	5.Estimate	8.
3.Informed	6.Outside	9.

Information Code		
1.Owner	4.Agent	7.
2.Relative	5.Estimate	8.
3.Tenant	6.Other	9.

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	

1.One Story Fram
2.Two Story Fram
3.Three Story Fr
4.1 & 1/2 Story
5.1 & 3/4 Story
6.2 & 1/2 Story
21.Open Frame Por
22.Encl Frame Por
23.Frame Garage
24.Frame Shed
25.Frame Bay Wind
26.1SFr Overhang
27.Unfin Basement
28.Unfinished Att
29.Finished Attic

35 Capen Ave - Sewer Acct. 247

Total $1,204.43

Past due

July 1, 2026 - Sept 30, 2026 $963.48*

Oct 1, 2026 - Nov 2, 2026 $176.30

+ $64.65

$1,204.43

accruing daily interest

$176.30 ÷ 3 = $58.77

58.76
3|176.30
15
26
24
23
21
20

$58.77
+ 5.88
$64.65

$1,951 ÷ 30 = $58.77

30|58.77
30
287
270
170
150
20

$1.96 (Oct 31 - 2)
× 3
$5.88

37 Capen Ave has no sewer bill.

DISCLOSURES RELATIVE TO PROPERTY

Auction R26-360
Location: 35 & 37 Capen Ave, Eastport, ME

Disclosure for Heating System:

Type _____	Not Known __X__
Age of System _____	Not Known __X__
Name of Service Company _____	Not Known __X__
Annual Consumption per Source _____	Not Known __X__
Malfunctions or Problems _____	Not Known __X__

Disclosure for Waste Disposal System:

Type of System _____	Not Known __X__
Date of Installation _____	Not Known __X__
Size and Type of Tank _____	Not Known __X__
Location of Field and Tank _____	Not Known __X__
Malfunctions _____	Not Known __X__
Service and Contracting _____	Not Known __X__

Disclosure for Private Water Supply:

Type of System _____	Not Known __X__
Date of Installation _____	Not Known __X__
Malfunctions _____	Not Known __X__
Location _____	Not Known __X__
Date and Result of Tests _____	Not Known __X__

Disclosure for Public Water Supply:

Line Malfunctions _____	Not Known __X__

Disclosure for Known Hazardous Materials including but not limited to:

Asbestos _____	Not Known __X__
Radon _____	Not Known __X__
Lead Paint _____	Not Known __X__
Chemical Spills on Property _____	Not Known __X__
Underground Tanks _____	Not Known __X__