

# NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Consented-to Judgment of Foreclosure and Sale, Waiver of Redemption, and Stipulated Extension of Occupancy and Advertising entered on December 10, 2018 in favor of University Credit Union in proceedings in the Waldo County Superior Court entitled University Credit Union v. Christopher E. Larrabee and Katrina I. Larrabee, et al., Docket Number BELSC-RE-2018-7, University Credit Union will sell the premises located at 384 S. Main Street, Winterport, Maine 04496 and described in the mortgage recorded in the Waldo County Registry of Deeds in Book 3951, Page 255 (the "Property") at public sale at 12:00 p.m. on February 13, 2019 at the law firm of Norman, Hanson & DeTroy, LLC located at Two Canal Plaza, Portland, Maine 04112.

## 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, in cash or by bank draft or certified check made payable to University Credit Union. 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." University Credit Union 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: January 3, 2019

/s/ Christopher L. Brooks, Esq.  
Attorney for University Credit Union