

## NOTICE OF PUBLIC SALE

14 M.R.S. §6323

Notice is hereby given that in accordance with a default judgment of foreclosure and sale, dated October 23, 2018, which judgment was entered on October 23, 2018, by the Maine Superior Court, Knox County, Rockland, Maine, in an action brought by **Kirby Mank, Personal Representative of the Estate of Harlow M. Mank** against **Leon Drowatzky and Patricia Fogg, et als.**, Docket No. RE-18-012, and wherein the Court adjudged a foreclosure of a Mortgage Deed granted by Leon Drowatzky and Patricia Fogg, dated March 26, 2008, and recorded March 31, 2008, in the Knox County Registry of Deeds in Book 3936, Page 277, the period of redemption from said judgment having expired, all of the following described property will be sold at a public sale at 9:00 a.m., on Tues., September 10, 2019, at the Law Offices of Cohen & Cohen, P.C., located at 898 Main St., Waldoboro, Maine 04572. The property to be sold is located generally at 36 Rabbit Farm Road, Warren, Maine, being Lot 4 of the Rabbit Farm Road Subdivision, Warren, Knox County, Maine, and is further described on the Town of Warren Tax Maps at Map R15, Lot 87, together with and subject to the rights, covenants, easements, and encumbrances affecting the property. Reference should be had to said mortgage deed 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 Kirby Mank, Personal Representative of the Estate of Harlow M. Mank, and must sign a Purchase and Sale Agreement with Kirby Mank, Personal Representative of the Estate of Harlow M. Mank, 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 respective property unpaid and in arrears and for all subsequent tax years as assessed by the Town of Warren, 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 Personal Representative's Deed (Release Deed). Kirby Mank, Personal Representative of the Estate of Harlow M. Mank, 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 Samuel G. Cohen, Attorney for Kirby Mank, Personal Representative of the Estate of Harlow M. Mank, at 207-832-5363.

/s/ Samuel G. Cohen, Esq.

Law Offices of Cohen & Cohen, P.C.,  
P.O. Box 1, 898 Main St., Waldoboro ME 04572.