

LEGAL NOTICE
NOTICE OF
PUBLIC SALE

By virtue of and in execution of a Judgment Of Foreclosure And Sale dated August 22, 2011, in the Maine District Court, Tenth District, Division of Western York, at Springvale, Maine, in the action brought by Kennebunk Savings Bank against John Melanson and Marie E. Melanson, (Docket No. RE-11-1), for the foreclosure of a Mortgage recorded in the York County Registry of Deeds in Book 14223, Page 1, with the statutory ninety (90) day period having lapsed without redemption and the statutory period of redemption therefore having expired, notice is hereby given that there will be sold at **Public Sale, on March 20, 2012 at 11:00 a.m.**, at the premises, located at 19 Restful Way, Waterboro, Maine, all and singular the premises described in said Mortgage, to which reference is hereby made for a more complete description.

The property is SUBJECT TO the following:

1. All real estate tax liens and any unpaid real estate taxes, interest, fees and costs assessed by the Town of Waterboro.
2. All unpaid personal property taxes, if any, assessed by the Town of Waterboro.
3. All assessments and charges now or hereafter due.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any fact which an accurate survey and inspection of the premises would disclose.
5. Rights of others in and to the use of appurtenant easements and all conditions relative to the use of them.

TERMS OF SALE: Pursuant to Title 14 M.R.S.A. § 6323, the public sale shall be held not less than thirty (30) days nor more than forty-five (45) days after the first date of publication, and may be adjourned for anytime not exceeding seven (7) days and from time to time until a sale is made, by announcement to those present at each adjournment. Prospective bidders must register with the auctioneer prior to the sale and submit a deposit of Five Thousand and 00/100 Dollars (\$5,000.00) in certified check or bank check made payable to Paul McInnis, Inc. The property shall be sold to the highest bidder. The deposits of unsuccessful bidders will be returned immediately after the sale; the highest bidder's deposit is non-refundable. The highest bidder must execute a purchase and sale agreement with Kennebunk Savings Bank providing for a closing within forty-five (45) days of the date of sale, at which time the balance of the bid price will be due and payable in certified check or bank check upon presentation of the deed. The real estate shall be conveyed by a Quitclaim Deed Without Covenant. The mortgagee, Kennebunk Savings Bank, reserves the right to bid without making the required deposit, and may make the required deposit with a credit against the indebtedness owed to it by the mortgagor. Additional terms may be announced at the sale. Announcements/terms made prior to or on the day of the sale will supersede any and all other announcements/terms. The Mortgagee's attorney for the purpose of this sale is Paul W. Cadigan,

Esquire, 62 Portland Road, Suite 7, Kennebunk, Maine 04043; telephone (207) 985-5600.

Dated at Kennebunk, Maine this 16th day of February, 2012.

Paul W. Cadigan
Attorney for
Kennebunk Savings Bank
Holder of Judgment of Foreclosure And Sale