

NOTICE OF PUBLIC FORECLOSURE SALE
Pursuant to 14 M.R.S.A. §6323

By virtue of and in execution of a Judgment of Foreclosure and Order of Sale entered on October 5, 2009, in the Tenth District Court, Division of So. York, Civil Action Docket No. RE-08-154 in an action brought by Butler Bank, Plaintiff, against K. Blair Hodge, Virginia B. Hastings-Hodge, and 44 Juniper Lane, LLC, Defendants; Mansour Realty Trust, Eldredge Lumbar and Hardware, Inc., Washington Mutual Bank, FA, Hancock Lumber Co., Inc., Joseph R. Lindsey, Ogunquit Sewer District and Thomas L. Vachon, Parties-in-Interest, for the foreclosure of a mortgage dated April 3, 2006, and recorded in the York County Registry of Deeds in Book 14796, Page 11; a mortgage dated March 20, 2007, and recorded in the York County Registry of Deeds in Book 15111, Page 187; and a mortgage dated July 26, 2007 and recorded in the York County Registry of Deeds in Book 15219, Page 439; the statutory ninety (90) day redemption period having elapsed without redemption, notice is hereby given that there will be sold at a public sale:

- (1) Property identified as 44 Juniper Lane, Ogunquit, Maine, will be sold at 10:00 a.m. on February 12, 2010, at 44 Juniper Lane, Ogunquit, Maine,
- (2) Property identified as 10 Burnt Marsh Lane, York, Maine, will be sold at 12:00 pm on February 12, 2010, at 10 Burnt Marsh Lane, York, Maine.

Consisting of the premises described in said mortgages and being certain lots of land with the buildings thereon, situated in the Town of Ogunquit, York County, Maine, and in the Town of York, York County, Maine described in said mortgages as 44 Juniper Lane, Ogunquit, Maine, and 10 Burnt Marsh Lane, York, Maine. (Note: The identification of the properties is as stated in the mortgages, and which may differ from the respective Town records).

TERMS OF SALE:

Each of the two (2) properties shall be sold to the highest bidder at each sale, each of whom shall pay a deposit of Twenty-five Thousand and No/100 Dollars (\$25,000.00) in cash, certified check or funds acceptable to mortgagee at the time and place of sale. The successful bidders shall be required to execute Purchase and Sale Agreements with said Butler Bank with the aforesaid Twenty-five Thousand and No/100 Dollars (\$25,000.00) or sum equal to ten percent (10%) of the bid price, whichever is greater, as a non-refundable and non-interest bearing deposit thereon providing for a closing within thirty (30) days of the date of the public sale, at which time the balance of the bid price will be due and payable in cash, certified check or check acceptable to mortgagee upon presentation of the Deed. The properties will be sold subject to all easements and rights of way either of record or otherwise existing. The properties will be sold subject to real estate taxes assessed and due and payable to the Town in which the property is located, water and sewer charges and any liens and encumbrances of greater priority than said mortgage. The property shall be sold AS IS, and WHERE IS without any warranties whatsoever expressed, implied or otherwise which warranties are disclaimed. Additional terms to be announced at the sale.

Prospective bidders are advised to contact Bennett Auctions (www.bennettauctions.com) at 603-431-5599 as close as possible to their departure to attend the sales in order to confirm the occurrence of the sales as scheduled. Prospective bidders who reside outside a fifty (50) mile radius of Portland, Maine, may participate at the sale via telephone upon approval obtained from Stephen Bennett Auctions at least five (5) days prior to the sale and on such terms as are acceptable to mortgagee.

DATED: January 5, 2010

Jonathan L. Goldberg, Esq.
Attorney for Butler Bank

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