

STATE OF MAINE
PENOBSCOT, ss.

SUPERIOR COURT
Docket No. RE-2011-106

BANGOR SAVINGS BANK,)
)
 Plaintiff)
)
 vs.)
)
 STEPHEN R. SINCLAIR and)
 EVA M. SINCLAIR,)
)
 Defendants)

**** DISCLAIMER ****

Bangor Savings Bank and Tranzon Auction Properties have provided the information contained in this bid package to persons interested in bidding for the real property described herein. Each believes the information contained herein to be accurate and complete. **However, neither Bangor Savings Bank nor Tranzon Auction Properties, nor their respective agents, employees or attorneys, make any warranties of any kind as to the accuracy or completeness of the information contained herein.** Prospective bidders are urged to make such an independent investigation as to each of those matters to which an ordinary and prudent buyer would inquire.

For further information regarding the sale please contact Tranzon Auction Properties, 93 Exchange Street, Portland, Maine 04101 ■ 207-775-4300 ■ www.tranzon.com

Michael S. Haenn, Esq., 88 Hammond Street, Bangor, Maine 04401 ■ 207-990-4905 ■ www.haennlaw.com ■ Attorney for Bangor Savings Bank

TERMS AND CONDITIONS OF PUBLIC SALE

Bangor Savings Bank v. Stephen R. Sinclair et al.

213 Cedar Breeze South
Glenburn, Maine

The following are the terms of the public sale of the property situated generally at 213 Cedar Breeze South in Glenburn, Maine ("the Property"). The Property is described in the mortgage deed of Stephen R. Sinclair and Eva M. Sinclair to Bangor Savings Bank ("BSB") dated June 9, 2008 and recorded in the Penobscot Registry of Deeds in Vol. 11429, Page 49. The mortgage interest being foreclosed is also described in more detail in the Order and Judgment of Foreclosure dated August 21, 2011 entered by the Superior Court for Penobscot County in the action docketed as *Bangor Savings Bank v. Stephen R. Sinclair et al.*, Docket No. RE-2011-106.

Date/Place of Sale - January 24, 2012 commencing at 11:00 a.m. at 213 Cedar Breeze South in Glenburn, Maine.

Nature of Sale - BSB is foreclosing the real estate mortgage described above and granted by Stephen R. Sinclair et al. The public sale of the Property is pursuant to 14 M.R.S.A. § 6321 et seq. and the judgment of foreclosure.

Terms of Sale - The terms of the sale of the Property include the following:

(A) All of those terms set forth in the Notice of Public Sale published in the *Bangor Daily News* on December 22, 29, 2011, January 5, 2012.

(B) A deposit as a qualification to bid in the amount of \$10,000.00 in certified funds, payable to Tranzon Auction Properties, to be increased to 10% of the bid amount within five (5) calendar days of the date of the public sale; and (ii) the balance of the purchase price is due and payable within 45 days of the public sale. All deposit(s) from the highest bidder [as BSB may determine] are non-refundable.

(C) BSB makes no warranties of any kind whatsoever regarding its title to the Property; or the physical condition, location or value of the Property; or compliance with any applicable federal, state or local law, ordinance and regulation, including zoning or land use ordinances. In all respects bidders must satisfy themselves as to each of those matters to which an ordinary and prudent buyer would inquire.

(D) 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.

(E) Incorporated herein are all of the terms set forth in the Purchase and Sale Agreement and other forms and materials included in the bid package and/or provided by the auctioneer to registered bidders at the time of registration to bid.

(F) The Property will be sold subject to all outstanding tax liens and municipal or quasi-municipal assessments, whether or not of record in the Penobscot Registry of Deeds, as well as all real estate transfer taxes assessed on the transfer.

(G) A record of bidding will be maintained by BSB for its own use. All persons present at the public sale and wishing to submit a bid must first register with the auctioneer and submit the requisite bid deposit in cash or certified funds prior to the commencement of bidding. In the event that there is a failure to close the sale with any person who executes a Purchase and Sale Agreement, BSB reserves the right to either hold a new sale or to 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. BSB disclaims any responsibility for providing notice of any kind to any person subsequent to the public sale.

(H) BSB reserves the right to refuse or accept any irregular bid; to hold periodic recesses in the sale process; to continue the sale from time to time; and to amend the terms of sale as it deems in the best interests of BSB.

(I) The transfer of the Property by BSB will be by release deed in substantially the same form as that instrument attached to the Purchase and Sale Agreement and included in the bid package provided to registered bidders by the auctioneer.

Purchase and Sale Agreement - the highest bidder for the property will be required to execute a Purchase and Sale Agreement with BSB, and which must be executed immediately after the close of bidding.

ADDITIONAL TERMS AND CONDITIONS MAY BE ANNOUNCED BY THE AUCTIONEER ON THE DATE OF THE PUBLIC SALE AND ARE INCORPORATED HEREIN BY REFERENCE.

Dated: January 24, 2012

Tranzon Auction Properties, 93 Exchange Street, Portland, ME 04101 ■ 207-775-4300 ■ www.tranzon.com ■ Auctioneer

Michael S. Haenn, Esq., 88 Hammond Street, Bangor, ME 04401 ■ 207-990-4905 ■ www.haennlaw.com ■ Attorney for Bangor Savings Bank

PURCHASE AND SALE AGREEMENT

AGREEMENT made this 24th day of January, 2012 by and between the following parties:

Seller: Bangor Savings Bank, a Maine corporation with a place of business in Bangor, Maine ("Seller"); and

Buyer: _____

_____ ("Buyer").

1. **Purchase and Sale; Property.** Seller hereby agrees to sell, and Buyer hereby agrees to buy, a certain lot or parcel of land with any buildings thereon situated generally at 213 Cedar Breeze South in Glenburn, Maine, and more particularly described in the mortgage deed of Stephen R. Sinclair and et al. dated June 9, 2008 and recorded in the Penobscot Registry of Deeds in Vol. 11429, Page 49 ("the Property").

2. **Basic Terms of Transfer.** Seller hereby agrees to transfer, and Buyer agrees to purchase, the Property on or before March 9, 2012 ("the Closing Deadline"). Seller will convey its interest in the Property subject to the following conditions and restrictions:

(a) conveyance of the Property at closing (on or before the Closing Deadline) will be by release deed from Seller to Buyer in substantially the same form as that annexed hereto. Unless otherwise indicated below, and if more than one Buyer executes this Agreement, the deed from Seller to Buyer will be a deed to Buyer as tenants in common.

Buyer's affirmative election as to the form of the deed of conveyance from Seller:

- joint tenancy
- tenancy in common

(b) the closing will take place at the Law Office of Michael S. Haenn, 88 Hammond Street, Bangor, Maine, or at such other place as may be agreed between the parties.

(c) Seller makes no representations of any kind or nature as to the physical condition or title to the Property, both of which are expressly and strictly sold on "AS IS, WHERE IS" basis.

(d) conveyance at closing will be subject to all outstanding property tax liens or other municipal or quasi-municipal encumbrances or assessments, whether or not of record in the Penobscot Registry of Deeds on the date of closing, and further

subject to all real estate transfer taxes assessed by the State of Maine, all of which are entirely the responsibility of Buyer.

(e) Buyer specifically and affirmatively waives the right to request any writ of possession from Seller and for the Property.

(f) conveyance is further subject to the terms and conditions of sale as announced at the public sale of the Property or as set forth in the Terms and Conditions of Public Sale distributed by the auctioneer to registered bidders at the time of registration to bid.

3. **Purchase Price.** (a) Buyer hereby agrees to pay to Seller the sum of

_____ Dollars

(\$ _____) for the Property as follows:

(i) Ten Thousand Dollars (\$10,000.00) at the time of the execution of this Agreement, all of which is nonrefundable and the receipt thereof is hereby acknowledged by Seller;

(ii) an additional deposit equal (with the initial deposit) to ten percent (10%) of the purchase price and which additional deposit is due and payable to Tranzon Auction Properties within five (5) calendar days from the date of this Agreement;

(iii) the balance (after such deposits) is due and payable at the time of closing in cash or certified funds.

(b) Should Buyer fail to tender the balance due at closing and on or before the Closing Deadline, all deposit(s) from Buyer shall be retained by Seller as liquidated damages but which shall not limit the right of Seller to enforce any other right or remedy against Buyer, including an action to compel specific performance.

4. **Risk of Loss.** The risk of loss or damage to the Property by fire or otherwise until closing and the delivery of a deed is assumed by Buyer.

5. **Personal Property.** Buyer recognizes 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 Buyer. Buyer agrees that Seller has made and will make no representations as to the legal character of specific property as real or personal in nature. Further, Seller reserves the right, but not the obligation, to itself and its designees to remove any personal property from the property without liability of any kind to Buyer for any loss, injury or damage sustained as a result of the storage or removal of such personal property.

6. **Broker.** Seller and Buyer agree that there is no real estate broker involved in this transaction, and that no one is due

a commission in conjunction with the sale or purchase of the Property except to the auctioneer. Buyer is not liable, by virtue of this Agreement, for payment of any fees to the auctioneer.

7. Non-reliance; Construction. Buyer acknowledges that Buyer has not relied upon any oral or written representations of any employee, agent, or attorney for Seller not expressly set forth in this Agreement as a basis for Buyer's decision to execute this Agreement. In express recognition thereof, Buyer 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.

8. Limitation on Buyer Damages. Buyer agrees that in any dispute or action arising out of this Agreement, or the matters described herein, the damages to which Buyer may be due at any time and as against Seller for any reason shall be specifically limited to the amount of Buyer'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.

9. Waiver of Jury Trial, Arbitration. (a) Buyer agrees that in the event of any dispute as between Buyer and Seller and relating to the subject matter of this Agreement, or the property hereby contemplated to be transferred by Seller to Buyer, such dispute shall (unless Seller shall have demanded arbitration as set forth in this paragraph) be tried before a single Justice of the Superior Court in Penobscot County sitting without a jury.

(b) Buyer further 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.A. § 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 Buyer 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 Buyer and Seller and at any time, whether or not Seller shall have previously demanded such arbitration.

10. Assignment. Buyer may assign its rights under this Agreement to any third party by a writing approved by Seller, but such assignment may not mitigate or modify Buyer's obligations and liability to Seller pursuant to the terms hereof. Any such assignment, in a form approved by and acceptable to counsel for Seller, must be executed and delivered by Buyer and the proposed assignee(s) to counsel for Seller at least seven (7) calendar days prior to the date of closing.

11. **Amendments.** This Agreement contains the entire agreement of the parties, and it may not be amended subsequent to the execution hereof except by a writing executed by each of the parties to this Agreement.

12. **Binding Nature.** This Agreement shall be binding upon the respective heirs, successors, personal representatives and assigns of the parties hereto.

13. **Applicable Law.** This Agreement shall be enforced and construed in accordance with the laws of the State of Maine.

14. **TIME IS OF THE ESSENCE AND NOT A MERE RECITAL.** Should Buyer default in any obligation under this Agreement, Buyer 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, Seller and Buyer have executed this Agreement in duplicate original as of the day and year first above written.

Witness:

BANGOR SAVINGS BANK

By: _____

Gavin A. Robinson
Its Vice President

Buyer - SS#/EID

Buyer - SS#/EID

Disclaimer: Please read this Purchase and Sale Agreement carefully. Neither Seller nor its agents, employees or attorneys, make any warranties or representations of any kind to Buyer beyond those expressly set forth in this Agreement. Further, none of such persons offer any advice to you as to any aspect of the arrangement reflected by, or contemplated by, the foregoing.

Counsel for Seller: Michael S. Haenn, Esq., 88 Hammond Street, Bangor, Maine 04401 ■ 207-990-4905 ■ www.haennlaw.com

RELEASE DEED

Bangor Savings Bank, a Maine corporation with a place of business in Bangor, County of Penobscot and State of Maine, for consideration paid, releases to _____ **[Buyer]** _____, certain real property situated in Glenburn, County of Penobscot and State of Maine, and more particularly bounded and described as follows:

Two (2) certain lots or parcels of land situated on Cedar Breeze South in Glenburn, Penobscot County, Maine, bounded and described as follows, to wit:

Parcel One: Beginning at a point marked by a No. 6 rebar set in the ground in the westerly apparent limit of roadway, which said point marks the southeasterly corner of premises now or formerly owned by Charles Easley, Jr., and Ann M. Easley and being more particularly described in a deed recorded in the Penobscot Registry of Deeds in Volume 3870, Page 347; thence South seventy-three degrees, forty-eight minutes, forty seconds West (S 73° 48' 40" N) a distance of two hundred twenty-nine and fifty-five hundredths (229.55) feet to a point marked by a No. 6 rebar set in the ground at land now or formerly owned by Trundy; thence South three degrees, five minutes, twenty-five seconds West (S 03° 05' 25" W) by and along said Trundy, a distance of one hundred twenty-six and six hundredths (126.06) feet to a point marked by an iron pipe set in the ground; thence North seventy-five degrees, twenty-seven minutes, zero seconds East (N 75° 27' 00" E) a distance of two hundred two and forty-two hundredths (202.42) feet to a point marked by a No. 6 rebar set in the ground in the westerly sideline of Cedar Breeze South; thence North sixteen degrees, eighteen minutes, five seconds East (N 16° 18' 05" E) by and along the easterly limit of said roadway, a distance of one hundred ten and forty-six hundredths (110.46) feet to an angle point in said roadway; thence North zero degrees, thirty-two minutes, zero seconds East (N 00° 32' 00" E) and continuing along the easterly limit of said roadway, a distance of thirty-three (33) feet to the point of beginning; containing 0.62 acres.

Also conveying a right-of-way for access over said Cedar Breeze South, sometimes known as the Shore Road, as it now exists.

Parcel Two: Beginning at a point marked by a No. 6 rebar set in the ground in the easterly apparent limit of roadway, which said point marks the southwesterly corner of premises now or formerly owned by Blanche Thibodeau and being more particularly described in a deed recorded in the Penobscot Registry of Deeds in Volume 1485, Page 224; thence South eighty-five degrees, sixteen minutes, fifty-five seconds East (S 85° 16' 55" E) a distance of sixty-five and ninety-one hundredths (65.91) feet to a point marked by a NO. 6 rebar set in the ground; thence continuing on the same course (S 85° 16' 55" E) a distance of three (3) feet, more or less, to low water mark of Pushaw Lake; thence southwesterly by and along the low water mark of Pushaw Lake, a

distance of one hundred (100) feet, more or less, to a point, which said point is located South eighty-four degrees, fifty-three minutes, fifty-three seconds East (S 84° 53' 53" E) a distance of twelve (12) feet, more or less, from a point marked by a No. 6 rebar set in the ground; thence North eighty-four degrees, fifty-three minutes, fifty-three seconds West (N 54° 53' 53" W) a distance of twelve (12) feet, more or less, to said point marked by a No. 6 rebar set in the ground; thence continuing along the same course, North eighty-four degrees, fifty-three minutes, fifty-three seconds West (N 84° 53' 53" W) a distance of seventy-four and fifteen hundredths (74.15) feet to a point marked by a No. 6 rebar set in the ground in the easterly apparent limit of said Cedar Breeze South; thence North thirteen degrees, thirty-nine minutes, forty seconds East (N 13° 39' 40" E) by and along the apparent limit of said Cedar Breeze South, a distance of one hundred (100) feet to the point of beginning; containing 0.17 acres, more or less.

Said Grantee to have a right-of-way to said lot over the main Camp Road (also known as Cedar Breeze South). Said Grantee agrees with other parties to pay Ten Dollars (\$10.00) each year for repairs of said main Camp Road.

The within descriptions are taken from Standard Boundary Survey prepared for Alton Carlow by Richard N. Perry Jr., Land Surveyor, dated December 7, 1987.

Subject to all municipal liens and encumbrances, including but not limited to real property taxes, whether or not of record in the Penobscot Registry of Deeds. Further subject to all real estate transfer taxes.

For Grantor's source of title reference may be had to the mortgage deed of Stephen R. Sinclair and Eva M. Sinclair dated June 9, 2008 and recorded in the Penobscot Registry of Deeds in Vol. 11429, Page 49. The Grantor foreclosed said mortgage deed in an action commenced in the Superior Court for Penobscot County in the action docketed as *Bangor Savings Bank v. Stephen R. Sinclair et al.*, Docket No. RE-2011-106, and pursuant to an Order and Judgment of Foreclosure entered by the said Court. This deed is a conveyance of all right, title and interest of the Grantor and all parties to said action and in and to the above property pursuant to 14 M.R.S.A. § 6323.

For purposes of compliance with 14 M.R.S.A. § 6323(1):
Newspaper in which publication occurred: *Bangor Daily News*.
Dates of publication: December 22, 29, 2011, and January 5, 2012.

Sale date: January 24, 2012. [If the public sale was continued from the date reflected in the notice of public sale as printed in such newspaper, such sale was continued in accordance with 14 M.R.S.A. § 6323(1)].

In witness whereof, Bangor Savings Bank has caused this instrument to be executed by Gavin A. Robinson, Its Vice President duly authorized this _____ day of January, 2012.

Witness:

BANGOR SAVINGS BANK

By: _____
Gavin A. Robinson
Its Vice President

State of Maine
Penobscot, ss.

January ____, 2012

Personally appeared the above-named Gavin A. Robinson, Vice President of Bangor Savings Bank, and acknowledged the foregoing instrument by him signed to be his free act and deed in said capacity and the free act and deed of said corporation.

Before me,

Notary Public
Printed Name:

NOTICE OF PUBLIC SALE

14 M.R.S.A. § 6323

Notice is hereby given that in accordance with an Order and Judgment of Foreclosure dated August 21, 2011 and entered by the Superior Court for Penobscot County in the action entitled *Bangor Savings Bank v. Stephen R. Sinclair et al.*, Docket No. RE-2011-106; and wherein the Court adjudged a foreclosure of the mortgage deed of Stephen R. Sinclair and Eva M. Sinclair dated June 9, 2008 and recorded in the Penobscot Registry of Deeds in Vol. 11429, Page 49; the period of redemption from said judgment having expired; a public sale will be conducted on January 24, 2012 commencing at 11:00 a.m. at 213 Cedar Breeze South in Glenburn, Maine. Reference should be had to the mortgage deed for a more complete legal description of the property to be sold.

The property will be sold by public auction subject to all outstanding municipal assessments. The deposit to bid is \$10,000.00, to be increased to 10% of the bid amount within five days of the public sale, each being in the form of a bank treasurer's or certified check payable to Tranzon Auction Properties. The balance after such deposits is due and payable within 45 days of the public sale. Conveyance of the property will be by release deed. All other terms will be announced at the public sale.