

N O T N O T
A N QUITCLAIM DEED A N
O F F I C I A L (Foreclosure Deed) I C I A L
C O P Y Without Covenant C O P Y

TD BANK, N.A. ("Grantor"), a banking corporation duly organized and existing under the laws of the State of Maine, with a principal place of business at 2035 Limestone Road, Wilmington, New Castle County, Delaware 19808, as foreclosing mortgagee of Tracy L. Spooner and Mark S. Spooner for consideration paid, does hereby convey to TD Bank, N.A. ("Grantee"), of 2035 Limestone Road, Wilmington, New Castle County, Delaware 19808, all its right, title, and interest in and to a certain lot or parcel of land situated at 13 Water Street, Presque Isle, Maine, 04769 ("Property"), which mortgage was recorded in the Aroostook South County Registry of Deeds on June 3, 2010 at Book 4829, Page 98 ("Mortgage"), and more particularly described in Exhibit A attached hereto and incorporated herein by reference.

This conveyance is made by virtue of, and in accordance with, an Order and Judgment of Foreclosure and Sale entered in the docket of the Aroostook County Superior Court on March 11, 2019, in the matter of TD Bank, N.A. v. Tracy L. Spooner and Mark S. Sponner, Docket No. CARSC-RE-2016-38, and in accordance with a public foreclosure sale held at 2:00 P.M. on August 6, 2019 pursuant to a Notice of Public Sale published in the Bangor Daily News for three consecutive weeks on July 1, 2019, July 8, 2019, and July 15, 2019, as demonstrated by the Affidavit attached hereto as Exhibit 1, at which public sale Grantee was the high bidder.

TD Bank, N.A. has caused this instrument to be signed and acknowledged and delivered by Pamela Galarneau, who is duly authorized to do so, this 15th day of August, 2019.

TD BANK, N.A.,

By: Pamela Galarneau
Pamela Galarneau, Officer

[Signature]
Witness

STATE OF MAINE
Cumberland, ss.

Date: 8-15-19

Personally appeared the above named Pamela Galarneau and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of TD Bank, N.A.

Marjorie L Fales
Notary Public

Marjorie L. Fales
Notary Public, State of Maine
My Commission Expires Sept 27, 2025

N O T
A N
O F F I C I A L EXHIBIT A O F F I C I A L
C O P Y C O P Y

A CERTAIN LOT OR PARCEL OF LAND SITUATE IN SAID PRESQUE ISLE, COUNTY OF AROOSTOOK AND STATE OF MAINE, DESCRIBED AS FOLLOWS, VIZ:

LOT NUMBERED ELEVEN (11) IN THAT PART OF THE TOWN AND VILLAGE OF SAID PRESQUE ISLE KNOWN AS "WEST SIDE TRACT", ACCORDING TO THE SURVEY AND PLAN OF SAID WEST SIDE TRACT RE-LOTTED FOR DANIEL W. MOOERS BY PARKER L. HARDISON, SURVEYOR, IN 1909. REFERENCE TO SAID PLAN BEING MADE AND HAD.

BEING THE SAME PROPERTY CONVEYED TO MARK SPOONER BY DEED FROM JAMES E. BARBER RECORDED 11/26/2007 IN DEED BOOK 4521, PAGE 93 RECORDED IN THE AROOSTOOK COUNTY, MAINE.

Property Identifier: 035-204-013

EXHIBIT 1

NOT
AN
OFFICIAL
COPY



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AFFIDAVIT OF PUBLICATION

This is to certify the advertising

OF: Duane Morris LLP

RE TD Bank, N.A. v. Tracy L. Spooner and Mark S. Spooner

ON: July 1, 8 and 15, 2019

Signed:

Todd McLeod
Print Sales Manager

Then personally appeared the above named Todd McLeod, Print Sales Manager, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Barbara G. Mower
Notary Public

My commission expires November 9, 2024

Legal Notice
NOTICE OF PUBLIC SALE OF REAL ESTATE

Property located at 13 Water Street, Presque Isle, Maine 04765.

Mortgage recorded in the Aroostook County (South) Registry of Deeds at Book 4625, Page 98.

By virtue of and in execution of its Order and Judgment of Foreclosure and Sale entered in the Aroostook County Superior Court on March 14, 2019, in Civil Action, Docket No. CA95C-RE-2019-042, brought by TD Bank, N.A. as Plaintiff against Defendants, Tracy L. Spooner and Mark S. Spooner for the foreclosure of the mortgage recorded as set forth above, the thirty (30)-day period of redemption having expired without redemption, notice is hereby given that there will be sold at public sale at two o'clock P.M. on the 8th day of the month of August, 2019, at the offices of Duane Morris LLP, 2 Monument Square, Suite 505, Portland, ME 04101-4679, for the premises described in said mortgage, situated at 13 Water Street, in the City of Presque Isle, County of Aroostook, and State of Maine. Please refer to said mortgage deed recorded in said Registry of Deeds for a more particular description of the premises. There will be no open house.

TERMS OF SALE: The property will be sold to the highest bidder who complies with the terms of sale. A deposit of at least \$5,000.00 must be paid by the highest bidder to TD Bank, N.A. in bank check or certified U.S. funds, which same will be retained as a non-refundable, non-interest bearing deposit. The highest bidder must also sign a purchase and sale contract with TD Bank, N.A. within a closing within thirty days of the public sale, or alternatively the balance will be due in money order, bank check, or certified U.S. funds payable to said bank, which will then deliver a duly executed quitclaim deed without covenant. The sale shall be made on an "AS IS" basis, without warranties of any kind, and subject to (a) any condition which a title search would reveal, (b) any unpaid real estate taxes or sewer assessments, and (c) any facts which an inspection or survey of the premises might show. Other terms will be announced at the sale.

TD BANK, N.A., by its attorneys
Duane Morris LLP
David C. West, ME Bar 006714
2 Monument Square, Suite 505
Portland, ME 04101-4679
Phone: 207-725-1050
Fax: 207-225-0940
July 1, 8, 15, 2019

BARBARA G. MOWER
NOTARY PUBLIC
State of Maine
My Commission Expires
November 9, 2024