

**Notice of Real Estate Foreclosure Auction
Pursuant to 14 M.R.S.A. § 6323**

**36 Brunswick Avenue, Gardiner, Maine
Wednesday, October 14, 2020 at 11:00 AM**

Notice is given that in accordance with a Consent Judgment of Foreclosure and Order of Sale dated April 27, 2020 by the Maine District Court (Augusta) in the case of *People's United Bank, Nat'l Ass'n v. Greg M. Donovan-Kaloust, et al.*, Docket No. AUGDC-RE-2019-68 wherein the Court adjudged a foreclosure of a mortgage recorded in the Kennebec County Registry of Deeds in Book 11259, Page 56 ("Mortgage"), and ordered the mortgaged premises located at 36 Brunswick Avenue, Gardiner, Maine to be sold, the statutory period of redemption having expired, a public sale will be conducted on Wednesday October 14, 2020 at 11:00 AM at 36 Brunswick Avenue, Gardiner, Maine. Reference should be made to the Mortgage for a complete legal description of the property to be conveyed.

Terms: A \$5,000 deposit (nonrefundable as to highest bidder) in CASH or CERTIFIED U.S. FUNDS, made payable to James R. St. Jean Auctioneers (deposited with the Auctioneer as a qualification to bid), deposit to be increased to 10% of the final purchase price within 5 business days of the sale, with the balance due and payable within 30 days from date of auction. The property will be sold by public auction subject to all outstanding municipal assessments. Conveyance of the property will be by release deed. The property to be sold "AS IS" and "WITH ALL FAULTS" without any warranty whatsoever. All other terms will be announced at the public sale. For more information or to request a bid packet, please contact James R. St. Jean Auctioneers, 603-734-4348, jsjauctions.com.

Dated: September __ 2020

By: People's United Bank, N.A.
Its Attorneys
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