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After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

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Commitment Number: 190887987
Seller's Loan Number: 601938897

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
Map 024 Lot 059

SPECIAL/LIMITED WARRANTY DEED

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, whose mailing address is **8950 CYPRESS WATERS BLVD, COPPELL, TX 75019**, hereinafter grantor, for \$55,000.00 (Fifty Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **TONYA L. ALLEN**, hereinafter grantee, whose tax mailing address is **203 THIRD ST, BANGOR, ME 04401**, the following real property:

**LAND SITUATED IN THE TOWN OF BANGOR IN THE COUNTY OF PENOBSHOT IN THE STATE OF ME. A CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH ANY BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE TOWN OF BANGOR, COUNTY OF PENOBSHOT, STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS, VIZ; LOT ONE: A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATE IN SAID BANGOR, AND BEING LOT NUMBERED THIRTY-NINE (39), AS PER PLAN OF THAT PART OF GEORGE SAVAGE'S HOMESTEAD LYING WEST OF THIRD STREET, RECORDED IN PLAN BOOK 2, PAGE 49, PENOBSHOT COUNTY REGISTRY OF DEEDS; BEING ALL AND THE SAME PREMISES CONVEYED BY J. EDWARD FOLEY TO KATHERINE E. SULLIVAN BY DEED DATED DECEMBER 16, 1921 AND RECORDED IN PENOBSHOT COUNTY REGISTRY OF DEEDS, VOL. 971, PAGE 302. LOT TWO: A CERTAIN LOT OR PARCEL OF LAND SITUATED IN SAID BANGOR AND BEING LOT NO. 110 AS PER PLAN OF THAT PART OF GEORGE SAVAGE'S HOMESTEAD LYING WEST OF THIRD STREET, RECORDED IN PENOBSHOT COUNTY REGISTRY OF DEEDS, PLAN BOOK 2, PAGE 49, AND BEING A PART OF THE PREMISES CONVEYED TO J. EDWARD FOLEY BY JOHN T. BOWLER BY WARRANTY DEED DATED JULY 20, 1908, AND RECORDED IN SAID PENOBSHOT REGISTRY OF DEEDS, VOL. 787, PAGE 278. TAX ID NUMBER(S): MAP 024 LOT 059
Property Address is: 231 3rd St, Bangor, ME 04401**

Prior instrument reference: 20175, Official Records Book 15206, Page 119

Executed by the undersigned on January 24th, 2020
N O T O F F I C I A L C O P Y N O T O F F I C I A L C O P Y

Servicelink, LLC as attorney in fact for, NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

By: *Charles E. Hogue Jr.*
N O T O F F I C I A L C O P Y N O T O F F I C I A L C O P Y

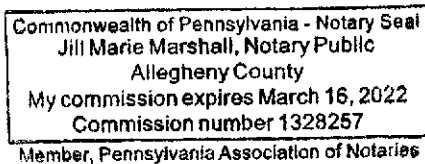
Name: Charles E. Hogue Jr.

Its: ASSISTANT VICE PRESIDENT

STATE OF Pennsylvania
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on January 24th, 2020 by Charles E. Hogue Jr. its ASSISTANT VICE PRESIDENT on behalf of Servicelink, LLC as attorney in fact for, NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER who is personally known to me or has produced NA as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Jill Marie Marshall
Notary Public

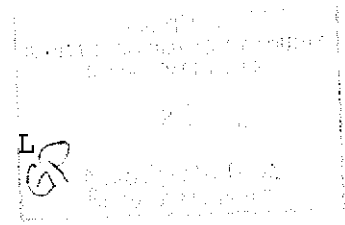


This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

INSTR#: 3602353 11/18/2019 POWER OF ATTORNEY Image: 1 of 3



NOT JANICE JESCHKE BEALL
AN BEAVER COUNTY RECORDER OF DEEDS
F I C I A L 810 Third Street, Beaver, PA 15009
C O P Y Phone (724) 770-4560 C I A L
C O P Y



RECORDING COVER/CERTIFICATION PAGE



Recording:	
O F F I C I A L	
Cover Page	2.00
Recording Fee	13.00
Writ Tax	0.50
Record Improvement Fund	5.00
Additional Names	6.00
Reference Fee	2.00

INSTRUMENT #: 3602353

Receipt#: 2019996772
Clerk: DDL
Rec Date: 11/18/2019 11:05:15 AM
Doc Grp: RP
Descrip: POWER OF ATTORNEY
Num Pgs: 3
Rec'd Frm: SERVICELINK TITLE COMPANY
DEFAULT TITLE

Total: 28.50
**** NOTICE: THIS IS NOT A BILL ****

Party1: NATIONSTAR MORTGAGE LLC
Party2: SERVICELINK LLC

Record and Return To:

SERVICELINK TITLE COMPANY DEFAULT TITLE
1200 CHERINGTON PARKWAY
MOON TOWNSHIP, PA 15108

I hereby CERTIFY that this document is recorded in the
Recorder of Deeds Office of Beaver County, Pennsylvania



Janice Jeschke Beall

Janice Jeschke Beall
Recorder of Deeds

**PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover page sheet, document data always supersedes.
*COVER PAGE MAY NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT
FOR ANY ADDITIONAL INFORMATION

INSTR#: 3602353 11/18/2019 POWER OF ATTORNEY Image: 3 of 3

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Exhibit A

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NAME	ServiceLink, LLC - Title
Da Silva, Jason Dante	AVP
Franco-Garcia, Gladys Janette	AVP
Gozur, Shaleen R.	AVP
Hogue, Charles E. Jr	AVP
Jones, Bryana N	AVP
Mercer, Tim	VP
Pyzoha, Lauren H.	AVP
Rizzo, Karyl A.	VP
Roman, Nicola Kerry	AVP
Schalip, Jennifer	VP
Stelly, Sheree M	AVP
Turnley, Kaitlyn M	AVP

Bangor Daily News

April 15, 2019

Miscellaneous Notices

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FORECLOSURE SALE - BLIER NOTICE OF PUBLIC FORECLOSURE SALE Pursuant to 14 M.R.S.A. 6323 By virtue of and in execution of a Consented-To Judgment of Foreclosure and Sale dated March 12, 2019 entered in the Bangor District Court, Penobscot County, Civil Action Docket No. RE-18-63 on March 15, 2019, in an action brought by Nationstar Mortgage LLC dba Mr. Cooper, Plaintiff, against Eric F. Blier, II, Defendant for the foreclosure of a mortgage dated November 24, 2009 and recorded in the Penobscot County Registry of Deeds in Book 12003, Page 225 the statutory ninety (90) day redemption period having been waived, notice is hereby given that there will be sold at a public sale the property located at 231 3rd Street, Bangor, Penobscot County, Maine, on May 22, 2019 at 9:30 am, at 743 Portland Road, Saco, Maine, all and singular the premises described in said mortgage. Information regarding this property may be directed to: Jonathan M. Flagg, Esquire, Flagg Law, PLLC, 93 Middle Street, Portsmouth, New Hampshire, 03801, telephone (603) 766-6300. TERMS OF SALE: Any and all persons wishing to bid for the real estate must, prior to the time of the auction, make a deposit. The amount of the deposit required in order to make any bid shall be \$5,000.00. All deposits shall be made in cash or certified or bank cashier's check in U.S. Funds, made payable to Nationstar Mortgage LLC dba Mr. Cooper (deposited with Attorney Flagg as a qualification to bid), with the balance due and payable within thirty (30) days upon presentation of a conveyance deed. Bidders shall, prior to the start of the auction, register and sign a bidding contract available at the auction. Absentee bids will not be accepted. Bidding and acknowledgment of bids will be by number only. Nationstar Mortgage LLC dba Mr. Cooper reserves the right to bid without making the required deposit and may pay for the real estate in the event that it is the successful bidder with a credit against indebtedness owed by the borrowers. Unsuccessful bidders shall receive a refund of their deposit. As to a successful bidder, the deposit shall be non-refundable and it will be credited to the purchase price. The successful bidder for the real estate will be required to sign a Purchase and Sale Agreement at the conclusion of the auction. The balance of the purchase price shall be due and payable thirty (30) days after the date of the auction, upon presentation of the Deed. Real estate shall be conveyed by Quitclaim Deed Without Covenant. The property shall be sold on an AS IS and WHERE IS basis without any warranties whatsoever as to the condition of the property and shall be sold subject to and without limitation to any and all provisions of the municipal zoning ordinance, state and federal land use regulations, local taxes, and the mortgagee makes no warranties, express or implied whatsoever, as to the condition of title or any other matters affecting the property. Nationstar Mortgage LLC dba Mr. Cooper expressly reserves the right, in its sole discretion, to modify and/or add terms and conditions pertaining to the sale of the real estate. Final terms and conditions pertaining to the

1/24/2020

Maine Public Notices: Search for Public and Legal Notices in ME newspapers

sale of the real estate including additions to and modifications of the above terms and conditions
 will be announced at the time of the sale. Respectfully submitted, Nationstar Mortgage LLC dba
 Mr. Cooper, By its Attorneys, FLAGG LAW, PLLC By: Jonathan
 M. Flagg, Esquire 93 Middle Street Portsmouth, NH 03801 (603) 766-6300 Dated: April 11, 2019
 April 15, 22, 29, 2019

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