

# Bennett & Moore Auctioneers & Appraisers

P.O.Box 4010 ♦ Portsmouth, NH 03802 ♦ 603-502-7457

## **REAL ESTATE AUCTION** **Buyer's Information Catalog**



**Parkwood Place Condominiums**  
**8 Park Street #6 - Saco, Maine**  
**Friday September 13th at 4 PM**

**Real Estate Auctions ♦ Certified Appraisers**  
**Antiques & Estate Settlement ♦ Commercial, Industrial, Business Liquidations**

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## **PUBLIC FORECLOSURE SALE at AUCTION**

**Dear Prospective Bidder** – Bennett & Moore Auctioneers have been retained by the **Parkwood Place Condominium Owner's Association** to sell at Public Auction this 2-bedroom residential condominium in SACO, MAINE.

The auction is conducted under the statutory terms & conditions afforded to all concerned parties by the State of Maine.

**Parkwood Place Condominiums is pleasant & desirable 12-unit townhouse development.**

**This condo is a great place to live and also a great rental unit for the investor !**

This action is for overdue condominium fees of approx. \$19,000 and is also subject to the first mortgage of approx. \$250,000.

All interested parties are encouraged to do as much independent research as is necessary to make an educated decision to bid.

Good luck and thank you for your interest. Our staff is available to assist you.

**Stephen P. Bennett**      **NH Lic. #2423**

**Joseph R. Moore**      **NH Lic. #3072**

**Kevin E. Bernatchez**      **ME Lic. #AUC1249**

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**DISCLAIMER - This property is being sold "as is" without any warranties whatsoever. Information contained herein was obtained from sources believed to be reliable. However, this material is subject to errors and omissions and is not guaranteed. No warranty is made as to the accuracy or completeness of this information. No reliance should be placed upon this information. The Auctioneer, the foreclosing party & their Attorney's shall have no liability for any damage arising from such reliance. In all instances attendees, Bidder's and /or Buyer agree to Hold Harmless said parties.**

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## AUCTION INFORMATION

**Subject Property :** Parkwood Place Condominium Unit #6, 8 Park Street, SACO, MAINE

**Judgment of this Foreclosure recorded at :** York County Registry of Deeds **Book 19404, Page 0202**

**First Mortgage recorded at :** York County Registry of Deeds **Book 18917, Page 0021**

This action is for overdue condominium dues & fees of **approx. \$23,000** and is also subject to the first mortgage of **approx. \$250,000**.

**Auction Location :** To be held On-site at the property, at **8 Park Street, SACO, MAINE**

**Date of the Auction :** Friday September 13<sup>th</sup>

**Auction Time :** The bidding / auction will begin promptly at **4 PM in the afternoon**

**Registration Time :** Starting 1-hour prior to the auction

**Interior Inspection :** Day of the auction (if possible)

**OPEN HOUSE :** No open house is scheduled as of the publication date of this document. Any Open Houses that may occur will be posted on our web-site at **bennettandmooreauctioneers.com**

**Deposit :** A deposit of **\$5,000** is required to obtain a Bidder Number for this auction. Deposits should be in the form of cash, Certified Check, cashier's check, treasure's check, or any other form of payment acceptable to the foreclosing representatives. The entire deposit will be credited towards the final purchase price. Deposits of the non-successful bidders will be returned immediately following the auction.

Please make your check payable to **Parkwood Place Condominium Owner's Association**.

**Qualifications of Bidder :** The only qualification necessary to bid at this auction is the presentation of the required aforementioned Deposit.

**Purchase & Sales Agreement :** Immediately upon conclusion of the bidding the successful high bidder will be required to sign the Memorandum of Sale, as well as any other documents deemed pertinent.

**Closing :** The closing must take place on or before **Thirty (30)** days after the conclusion of the auction.

**Title Transfer :** Quitclaim Deed Without Covenant

**Default -** Should the Buyer fail to close as per the specified terms & conditions of the Memorandum of Sale, then said Buyer will be considered to be in default. Upon default said deposit will become non-refundable and will become the property of the Seller.

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## PROPERTY INFORMATION

**Subject Property : Parkwood Place Condominium Unit #6, 8 Park Street, SACO, MAINE**

**Tax Map:** SACO town reference : Map 053/ Lot 166

**Quiet street and close to everything.**

**992-square feet**

**2-story residential townhouse condominium**

**2-Bedrooms with 1 ½-baths**

**End unit**

**Outdoor deck**

**Full basement**

**City Gas fired FHW heat**

**Plenty of parking**

**Built in 1988**

**HOA fee is \$385 per month**

**Town Assessment (for tax purposes) : \$207,400.**

**Property Taxes 2024 : approx. \$2,900 per year**

**Property Taxes due :** The property taxes are current; no back taxes are due.

**Sewer : City - Water : City water**

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## ATTENDING THE AUCTION

- **You & your entire party are entering the property at your own risk.**
- **Watch & avoid any items or situations that may be hazardous to your health.**
- **In the event of an accident you agree to hold-harmless the Auctioneer and their representatives, the property owner, their attorney, their invitees, or anybody else associated with this sale.**

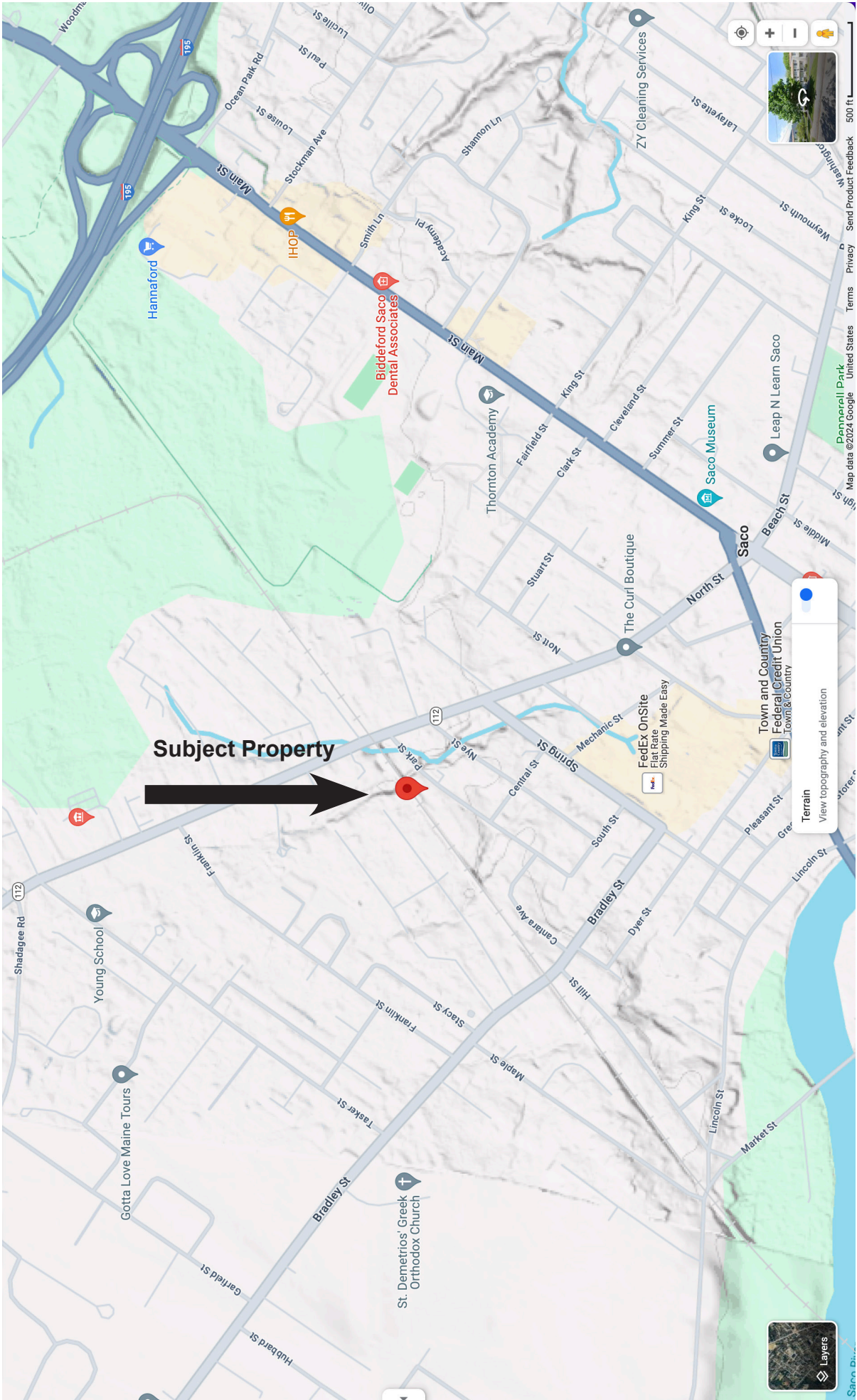
# Bennett & Moore Auctioneers & Appraisers

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## TERMS & CONDITIONS

The subject real estate is offered for sale at Public Auction which is subject to the following ...

- All announcements made at the time of the auction will take precedence over any previous statements either printed or oral.
- The Owner's Association reserves the right to, at any time prior to the conclusion of the auction, adjourn, recess, continue, delay, or cancel the sale.
- It is the responsibility of the Bidder to review the Terms & Conditions of the auction and the Purchase & Sales Agreement / Memorandum of Sale prior to executing a bid.
- The sale of the property is NOT subject to financing.
- The property is being sold "as is, as found". The P&S Agreement will NOT be subject to inspections.
- Each bidder expressly acknowledges and agrees that the amount of their bid reflects the "as is, as found" condition of the property.
- No bids will be accepted from un-registered bidders.
- The Auctioneer reserves the right to reject any bid for any reason.
- The Auctioneer will settle any and all disputes. The decision of the Auctioneer is final and binding on all bidders.
- The Auctioneer reserves the right to control the increments of the bids.
- The Auctioneer may execute bids on behalf of any registered bidder that cannot attend the auction and that have met the requirements set forth by the Auctioneer.
- The information contained herein is provided for informational or guide purposes only. No warranties of any kind are made regarding value, condition, habitability, merchantability, or fitness of the property.
- Prospective bidders should make their own investigations and shall rely entirely on their own information and judgement.
- The Auctioneer is acting solely as an agent for the Seller in marketing and negotiations of the sale of this property.



**Subject Property**



St. Demetrios' Greek Orthodox Church

Town and Country Federal Credit Union

FedEx OnSite

Saco Museum

Biddeford Saco Dental Associates

IHOP

Hannaford

Terrain  
View topography and elevation

Layers

Send Product Feedback

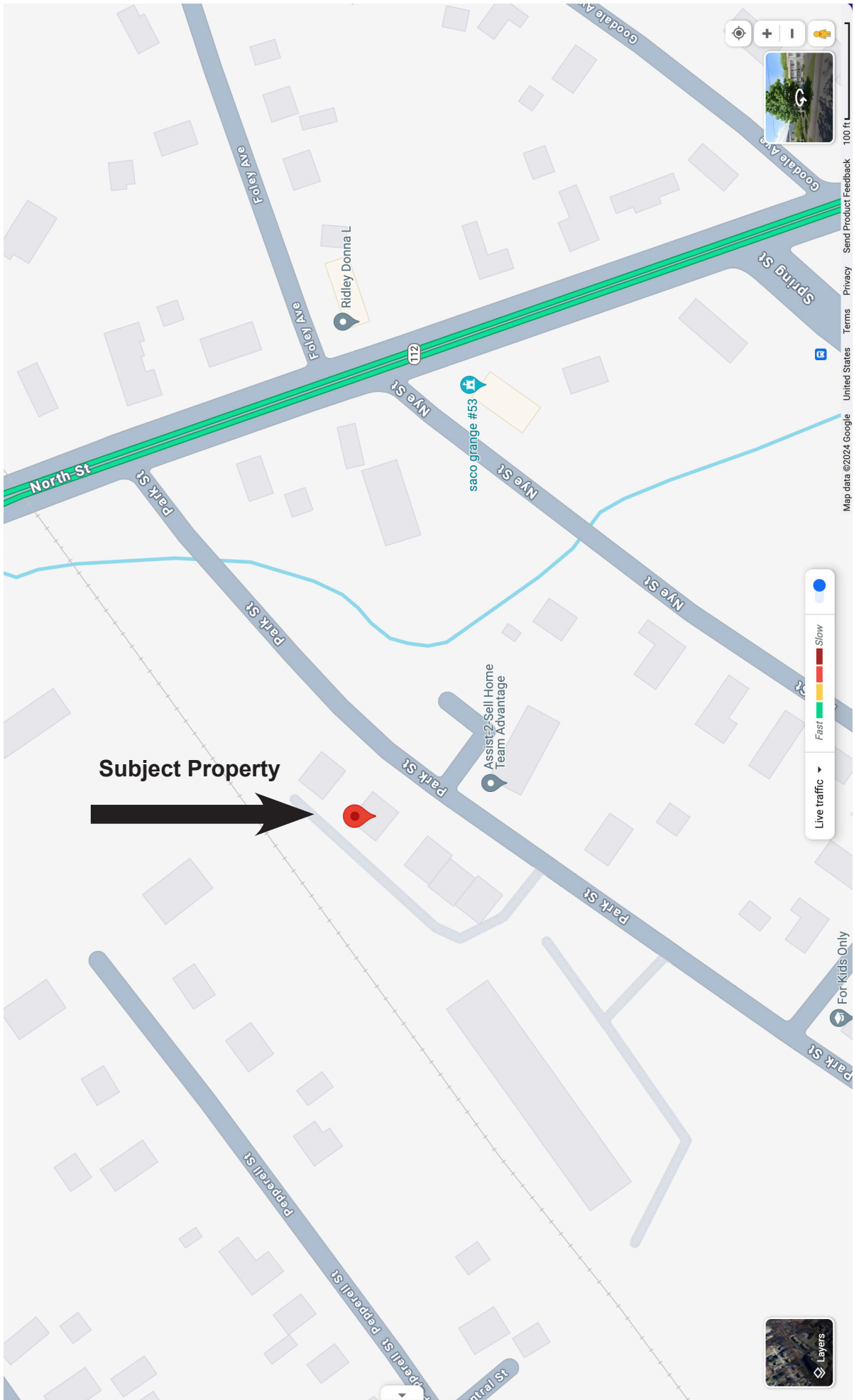
Map data ©2024 Google

United States

Terms

Privacy

500 ft



**Subject Property**

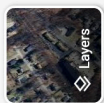


Ridley Donna L

saco grange #53

Assist-2-Sell Home Team Advantage

Live traffic   
 Fast   
 Slow





# 8 PARK ST

**Location** 8 PARK ST

**Mblu** 053 / / 166/ 001/006

**Acct#** L1255R

**Owner** GRISOLIA BRITTNEY L

**Assessment** \$207,400

**PID** 3978

**Building Count** 1

**User Field 4** 15

**User Field 5**

**topoTopography**

**Utility** ,

**Location**

**Street/Road**

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$133,100	\$74,300	\$207,400

## Owner of Record

**Owner** GRISOLIA BRITTNEY L

**Sale Price** \$243,000

**Co-Owner**

**Certificate**

**Address** 8 PARK ST

**Book & Page** 18917/18

UNIT 6

**Sale Date** 12/23/2021

SACO, ME 04072

**Instrument** 502

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GRISOLIA BRITTNEY L	\$243,000		18917/18	502	12/23/2021
HANNON MELANIE M	\$145,000		14207/0760	201	08/27/2004
LANDRY PAUL N	\$71,900		9620/0277	201	08/04/1999

## Building Information

### Building 1 : Section 1

**Year Built:** 1988

**Living Area:** 992  
**Replacement Cost:** \$158,461  
**Building Percent Good:** 84  
**Replacement Cost Less Depreciation:** \$133,100

**Building Attributes**

Field	Description
Style:	Condominium
Model	Res Condo
Stories:	2 Stories
Grade	AVERAGE +10
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	Vinyl/Asphalt
Heat Fuel:	Gas
Heat Type:	Hot Water
AC Type:	None
Ttl Bedrms:	2 Bedrooms
Ttl Bathrms:	1 Full
Ttl Half Bths:	1
Xtra Fixtres	
Total Rooms:	4 Rooms
Bath Style:	Modern
Kitchen Style:	Good
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Htwtr Type	00
Atypical	
Park Type	N
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	00
Pct Low Ceiling	
Unit Locn	
Grade	AVERAGE +10
Stories:	2

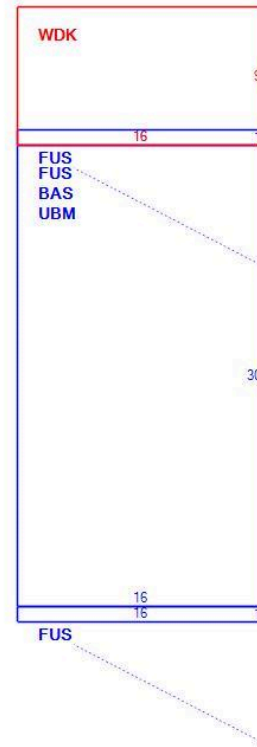
**Building Photo**



<https://images.vgsi.com/photos/SacoMEPhotos/\A0018\8%20PARK%20S>

**Building Layout**

UNIT 6



[\(ParcelSketch.ashx?pid=3978&bid=3978\)](#)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area

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 Sale dated February 13, 2024, entered in the York County Superior Court, Civil Action Docket No. RE-23-77 on February 14, 2024, and an amendment thereto, in the amount of \$13,990.01 as of December 20, 2023, in an action brought by Parkwood Place Condominium Owner's Association, Plaintiff, against Brittney L. Grisolia, Defendant, for the foreclosure of default of condominium obligations, the statutory ninety (90) day redemption period having elapsed without redemption, notice is hereby given that there will be sold at a public sale the property located at 8 Park Street, Unit 6, Saco, York County, Maine, on September 13, 2024, at 4:00 pm, at 8 Park Street, Unit 6, Saco, Maine, all and singular the premises described in paragraphs one and two of the above-referenced Judgment of Foreclosure and Sale recorded in the York County Registry of Deeds at Book 19404, Page 202.

Information regarding this property may be directed to: Stephen Bennett of Bennett and Moore Auctioneers and Appraisers at (603) 502-7457 or [sbennett999@gmail.com](mailto:sbennett999@gmail.com)

**TERMS OF SALE:** Sale subject to a first mortgage payoff to Federal National Mortgage Association on a mortgage recorded in said Registry of Deeds at Book 18917, Page 21. Without any warranty whatsoever, the Association understands that the first mortgage payoff that this auction is subject to, is \$248,974.75 as of June 21, 2024. Any buyer will be purchasing subject to this first mortgage. 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 Parkwood Place Condominium Owner's Association (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. Parkwood Place Condominium Owner's Association 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 Association makes no warranties, express or implied whatsoever, as to the condition of title or any other matters affecting the property.

Parkwood Place Condominium Owner's Association 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 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,  
Parkwood Place Condominium  
Owner's Association,  
By its Attorneys,  
FLAGG LAW, PLLC

By: 

Jonathan M. Flagg, Esq.

Maine Bar No. 3766

93 Middle Street

Portsmouth, NH 03801

(603) 766-6300

[jflagg@flagglawfirm.com](mailto:jflagg@flagglawfirm.com)

Dated: August 9, 2024

**MEMORANDUM OF SALE BY FORECLOSURE**  
(Foreclosure of Condominium Obligations)

Date: September 13, 2024.

Saco, Maine

I hereby acknowledge to have this date purchased Condominium Mortgagee's Sale at Public Auction for the sum of \$ \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), a certain parcel of land with the buildings thereon situated at 8 Park Street, Unit 6, Saco, York County and State of Maine described in Notice of Condominium Mortgagee's Sale hereto attached and I agree to comply with the terms of the sale as therein stated and with the additional terms as stated by the Auctioneer and hereto annexed, having paid into the hands of the Auctioneer the sum of Five Thousand Dollars (\$5,000.00) in accordance with the terms of sale. I hereby agree to forfeit said sum to the Condominium should I fail to comply with the remainder of the terms.

The balance of the purchase money is to be paid in cash or certified bank check in accordance with the terms of the sale within 30 days of the date of this contract or when the Condominium Mortgagee's counsel advises that the deed to the buyer is ready for delivery to purchaser, whichever is later.

I further agree to pay all the transfer taxes, and all recording fees incurred as a result of this conveyance.

I have read the above and agree to be bound by it and other terms of sale as well as the additional terms which are attached to this Memorandum.

\_\_\_\_\_  
Purchaser (Signature)

\_\_\_\_\_  
Purchaser (Printed Name)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Social Security Number

The above sale is hereby confirmed.

\_\_\_\_\_  
Auctioneer or Attorney

## ADDITIONAL TERMS

1. The successful bidder shall be required to execute a Memorandum of Sale upon acceptance of the bid.
2. The successful bidder shall deposit the required deposit with the Auctioneer which deposit shall be forfeited if, after the premises are sold to him, the bidder shall refuse to execute a Memorandum of Sale, or if, after signing, the bidder does not perform his part of the agreement. In case of forfeiture, the deposit shall become the property of the seller and such forfeiture by the purchaser shall not release him from his agreement. The Association reserves the right to sell to the next highest bidder or bidders, at its option in the event that the buyer at the foreclosure sale should fail to consummate the purchase.
3. No adjustment shall be made for real estate taxes, assessments, or other municipal charges, liens, or claims in the nature of liens up to the date of delivery of the deed.
4. The title to the premises shall be that which was conveyed by statute to the condominium mortgagee, and the purchaser shall take title to the premises by the usual deed under power.
5. CLOSING COSTS: Buyer shall pay Seller's counsel, Flagg Law, PLLC, a closing fee of \$350.00 at closing for preparation of seller's documents.
6. The premises shall be conveyed subject to any tenants in occupancy and subject to any leases, if any, affecting said premises.
7. No representation is made by the condominium mortgage holder, what, if any, the monthly rental income from such tenancies.
8. Said premises shall be sold and conveyed without representation or warranty as to their condition, construction, or fitness for habitation, or whether they conform to applicable state or local buildings and sanitary codes.
9. No warranty is made as to status of title.
10. If the debtors reinstate anytime up until the moment that the auctioneer/attorney announces that the property is sold, the sale is void whether or not the reinstatement is announced at the sale.
11. Failure of any bidder to consummate the sale shall constitute an assignment of the purchase and sales agreement to the next highest bidder for the amount of their bid, at the sole option of the mortgagee.
12. Applicable Law: You have signed a written binding contract agreeing to the Terms and Conditions of Sale and understand that any bid you make falls under the Maine Auction Law, Title II, Section 2-328 of the Uniform Commercial Code, and the Statute of Frauds. Maine auctions are under the jurisdiction of the State of Maine Department of Professional and Financial Regulations, Board of Licensure of Auctioneers, 35 State House Station, Augusta, Maine, 04330.
13. This is a Foreclosure for unpaid condominium dues and obligations and is subject to a first mortgage which the buyer will be responsible to payoff.