

Courts desk

York County · ME

Trustee / foreclosure sale notice



York County Court-Ordered Foreclosure Sale: 99-101 Philbrick Avenue — Auction October 6, 2026

Public paper · October 4, 2026 · Courts desk · Ryan Standley / Record of Sale, LLC / Notice Nearby

York County court-ordered foreclosure sale scheduled October 6, 2026 at 10:30 AM — 99-101 Philbrick Avenue. Cash / certified funds terms as stated in the published notice; subject to confirmation and superior liens.

A published court-ordered foreclosure sale notice schedules a foreclosure auction for real property in York County, ME. The sale is set for October 6, 2026 at 10:30 AM at Front steps of 707 Sable Oaks Dr., South Portland, ME 04106, in front of the flag pole.

Property and parties named in the notice

- Street address believed: 99-101 Philbrick Avenue, Kittery, Maine (address is not controlling if it conflicts with the legal description in the source notice).
- County / state: York County, ME.
- Grantor / borrower of record (as named): Patti Jo Smith.
- Current mortgagee / judgment creditor (as named): Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R8.
- File / TS / case reference: YORDC-RE-2022-00010.

Sale terms the notice states

- Sale is at public auction to the highest bidder under the terms in the published notice.

- Property is typically sold as-is / where-is, subject to unpaid taxes, prior liens, and encumbrances of record.
- Terms are cash or certified funds unless the notice states otherwise (credit bids by the secured party may be allowed).
- Right to adjourn, continue, or confirm the sale may be reserved as stated in the source notice and applicable state law.
- Anyone considering bidding should read the full published notice, run independent title and occupancy checks, and consult their own counsel.

How Notice Nearby treats foreclosure / trustee's sales

This courts desk paper restates a public foreclosure / trustee's sale / sheriff's sale notice. It is not a civil docket ruling, not investment advice, and not a title commitment. Notice Nearby cites the source notice URL below; verify details against the official publication before relying on them.

Sources

1. Maine judgment-of-foreclosure public sale notice (York County property) — sale October 6, 2026, Front steps of 707 Sable Oaks Dr., South Portland, ME 04106, in front of the flag pole; property 99-101 Philbrick Avenue, Kittery, Maine. <https://www.noticeregistry.com/maine/notice/foreclosure-kittery-57706>
2. Notice Nearby courts desk · Record of Sale, LLC (Oregon).

Not legal advice. Not a newspaper. Not Legal Publication. Record of Sale, LLC (Oregon).

Notes

- Author: Ryan Standley / Record of Sale, LLC / Notice Nearby.
 - Discussed on @NoticeNearYou: (pending — fill xPostUrl after live post).
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- Courts desk · Notice Nearby public papers shelf. @NoticeNearYou post pending.

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