



GARDINER CITY COUNCIL AGENDA ITEM INFORMATION SHEET



Meeting Date		Department	
Agenda Item			
Est. Cost			

Background Information

Requested Action	
City Manager and/or Finance Review	
Council Vote/ Action Taken	
Departmental Follow-Up	

City Clerk Use Only	1 st Reading _____	Advertised _____	EFFECTIVE DATE _____
	2 nd Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____

STATE OF MAINE
NOTICE OF PAYMENT OF EXCESS SALE PROCEEDS
PURSUANT TO 36 M.R.S. § 943-C

Kennebec County Registry of Deeds
77 Winthrop St
Augusta, Maine 04330

On December 16, 2024, the City of Gardiner took title to the following property for unpaid real estate taxes pursuant to the foreclosure of a tax lien mortgage recorded at the Kennebec County Registry of Deeds in Book 14781, Page 147:

Owner of record at time of foreclosure: Baker, Kristi & Baker, Eric
Map: 012
Plan:
Lot: 024-A
Municipality: Gardiner

The City sold the above property on 03/17/2026 in accordance with the requirements of 36 M.R.S. § 943-C and paid the excess proceeds from the sale of the property to the following person, as the former owner of the property:

Payee: Baker, Eric
31 Water St
Richmond, Maine 04357
Payment Date: 04/24/26
Payment Amount: \$21,743.74

Under 36 M.R.S. § 943-C, "former owner" means the owner or owners of record at the time of foreclosure or, if deceased, the former owner's heirs, devisees or personal representatives. Receipt of the excess sale proceeds by the former owner is deemed to be a waiver of the former owner's right to commence any action challenging the taking pursuant to 36 M.R.S. § 946-B.

Dated at Gardiner, Maine 27 day of April, 2026.

Denise M. Brown
Interim City Manager/Treasurer

Municipal officers of Gardiner

Kennebec, ss.
Maine

Personally appeared the above named Denise Brown, Interim City Manager/Treasurer and duly acknowledged the execution of the foregoing instrument to be a free act and deed in their said capacity.

Kathleen L Cutler

Kathleen L Cutler
My commission expires 12/06/2028



STATE OF MAINE
NOTICE OF PAYMENT OF EXCESS SALE PROCEEDS
PURSUANT TO 36 M.R.S. § 943-C

Kennebec County Registry of Deeds
77 Winthrop St
Augusta, Maine 04330

① On December 16, 2024, the City of Gardiner took title to the following property for unpaid real estate taxes pursuant to the foreclosure of a tax lien mortgage recorded at the Kennebec County Registry of Deeds in Book 14781, Page 147:

Owner of record at time of foreclosure: Baker, Kristi & Baker, Eric
Map: 012
Plan:
Lot: 024-A
Municipality: Gardiner

The City sold the above property on 03/17/2026 in accordance with the requirements of 36 M.R.S. § 943-C and paid the excess proceeds from the sale of the property to the following person, as the former owner of the property:

Payee:	Baker, Kristi	Payment Date: 04/24/26
	62 Blueberry Hill Ln	Payment Amount: \$21,743.74
	Gardiner, Maine 04345	

Under 36 M.R.S. § 943-C, "former owner" means the owner or owners of record at the time of foreclosure or, if deceased, the former owner's heirs, devisees or personal representatives. Receipt of the excess sale proceeds by the former owner is deemed to be a waiver of the former owner's right to commence any action challenging the taking pursuant to 36 M.R.S. § 946-B.

Dated at Gardiner, Maine 27 day of April, 2026.

Denise M. Brown
Interim City Manager/Treasurer

Municipal officers of Gardiner

Kennebec, ss.
Maine

Personally appeared the above named Denise Brown, Interim City Manager/Treasurer and duly acknowledged the execution of the foregoing instrument to be a free act and deed in their said capacity.

Kathleen L. Cutler
Kathleen L. Cutler

My commission expires 12/06/2028



STATE OF MAINE
NOTICE OF PAYMENT OF EXCESS SALE PROCEEDS
PURSUANT TO 36 M.R.S. § 943-C

Kennebec County Registry of Deeds
77 Winthrop St
Augusta, Maine 04330

On December 20, 2021, the City of Gardiner took title to the following property for unpaid real estate taxes pursuant to the foreclosure of a tax lien mortgage recorded at the Kennebec County Registry of Deeds in Book 13602, Page 163-164:

Owner of record at time of foreclosure: Hilltop Log Homes, Inc
Map: 015
Plan:
Lot: 013
Municipality: Gardiner

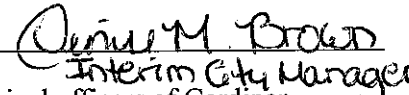
The City sold the above property on 01/23/2026 in accordance with the requirements of 36 M.R.S. § 943-C and paid the excess proceeds from the sale of the property to the following person, as the former owner of the property:

Payee: Hilltop Log Homes, Inc
231 Water St
Randolph, Maine 04346

Payment Date: 05/5/26
Payment Amount: \$21,743.74

Under 36 M.R.S. § 943-C, "former owner" means the owner or owners of record at the time of foreclosure or, if deceased, the former owner's heirs, devisees or personal representatives. Receipt of the excess sale proceeds by the former owner is deemed to be a waiver of the former owner's right to commence any action challenging the taking pursuant to 36 M.R.S. § 946-B.

Dated at Gardiner, Maine 5 day of May, 2026.


Denise M. Brown
Interim City Manager
Municipal officers of Gardiner

Kennebec, ss.
Maine

Personally appeared the above named Denise Brown, Interim City Manager/Treasurer and duly acknowledged the execution of the foregoing instrument to be a free act and deed in their said capacity.


Kathleen L. Cutler

My commission expires 12/06/2028



OPR BK 15715 PGS 128-128 05/05/2026 10:41:37
INSTR # 2026009100 # OF PAGES 1
ATTEST: MATTHEW BOUCHER
REGISTER OF DEEDS KENNEBEC COUNTY, ME

