

NATHANIEL WARREN-WHITE et al.

v.

MARTINA SULLIVAN

Submitted on Briefs April 25, 2018
Decided May 3, 2018

Panel: SAUFLEY, C.J., and ALEXANDER, MEAD, GORMAN, JABAR, HJELM, and HUMPHREY, JJ.

MEMORANDUM OF DECISION

Martina Sullivan appeals from a judgment entered by the Superior Court (Cumberland County, *L. Walker, J.*) in favor of Nathaniel and Elizabeth Warren-White on the Warren-Whites' complaint alleging, among other claims, adverse possession and common law trespass as to an area between the parties' properties. Contrary to Sullivan's contentions, there was sufficient evidence to support the court's determination that the Warren-Whites' and their predecessor in interest's possession and use of the entire disputed area was "actual, open, visible, notorious, hostile, under a claim of right, continuous, and exclusive for a period of at least twenty years." *See Striefel v. Charles-Keyt-Leaman P'shp*, 1999 ME 111, ¶¶ 6-8, 19, 733 A.2d 984 (alteration omitted) (quotation marks omitted). Accordingly, we affirm the court's judgment that the Warren-Whites acquired title to the disputed area through adverse possession.¹

¹ Because we affirm the adverse possession portion of the judgment, we need not reach Sullivan's additional contention regarding the court's judgment on the trespass claim.

The entry is:

Judgment affirmed.

Andrew W. Sparks, Esq., and William J. Kennedy, Esq., Drummond & Drummond, LLP, Portland, for appellant Martina Sullivan

Michael F. Vaillancourt, Esq., Ainsworth, Thelin & Raftice, P.A., South Portland, for appellees Nathaniel Warren-White and Elizabeth Warren-White

Cumberland County Superior Court docket number RE-2015-105
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