

NORTHEAST BANK

v.

THE LEIGHTON ROAD REVOCABLE TRUST OF 2003

Submitted On Briefs January 22, 2009
Decided March 12, 2009

Panel: CLIFFORD, ALEXANDER, LEVY, SILVER, MEAD, and GORMAN, JJ.

MEMORANDUM OF DECISION

Northeast Bank appeals from a judgment entered in the Superior Court (Kennebec County, *Mills, J.*) in favor of The Leighton Road Revocable Trust of 2003 (the Trust) on the Bank's complaint seeking foreclosure and alleging unjust enrichment. Contrary to the Bank's contentions, the court did not clearly err in finding that the Trust's March 25, 2005, payment to the Bank in the exact amount outstanding on the mortgage, including interest, was intended to release the Bank's mortgage on Trust property, nor was the court compelled to find that the Trust ratified an amended arrangement between the Bank and third party Dirigo Housing Associates, Inc. See *Efstathiou v. Aspinquid, Inc.*, 2008 ME 145, ¶ 35, 956 A.2d 110, 121; *Toomey v. Town of Frye Island*, 2008 ME 44, ¶ 13, 943 A.2d 563, 566.

The entry is:

Judgment affirmed.

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