

STATE OF MAINE, [MUNICIPALITY]
NOTICE OF INTENT TO SELL YOUR FORMER PROPERTY
(36 M.R.S. § 943-C)

IMPORTANT: DO NOT DISREGARD THIS NOTICE. YOU HAVE 90 DAYS TO RESPOND OR
YOUR RIGHTS UNDER THIS ALTERNATIVE SALE PROCESS MAY BE FORFEITED

TO: [Name [mm/dd/yyyy]
Address
City, State ZIP Code]

Notice of sale of foreclosed property

A real estate tax lien held by [MUNICIPALITY] for unpaid real estate taxes on your former property located at [ADDRESS] was foreclosed on [DATE]. [MUNICIPALITY] now owns this property. You are receiving this notice because [MUNICIPALITY] intends to sell this property. As the former owner of this property, you have a right to request that [MUNICIPALITY] hire a real estate broker to sell your former property via quitclaim deed and pay to you, as the former owner, any sale proceeds in excess of:

- 1) The sum of all taxes owed on the property;
- 2) Property taxes that would have been assessed on the property during the period following foreclosure when the property is owned by the municipality;
- 3) All accrued interest;
- 4) Fees, including property listing and real estate broker's fees;
- 5) Any other expenses incurred by the municipality in selling or maintaining the property, including, but not limited to, an administrative fee equal to 10% of the property taxes owed and reasonable attorney's fees;
- 6) The cost to the municipality of the lien and foreclosure process, including, but not limited to, reasonable attorney's fees; and
- 7) Unpaid sewer, water or other utility charges and fees imposed by the municipality.

Pursuant to 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.

YOU HAVE 90 DAYS TO RESPOND TO THIS NOTICE OR YOUR RIGHTS TO THIS ALTERNATIVE SALE PROCESS MAY BE FORFEITED.

You may respond to this notice by filing a written request with [MUNICIPALITY] before [DATE].

You may file the written request by mailing it to: [MUNICIPALITY]
[ADDRESS]
[CITY], [STATE] [ZIP]

Or by delivering it in person to: [ADDRESS]

If you have any questions, please contact me at [email and phone] to discuss this notice.

[MUNICIPAL OFFICER OR DESIGNEE]