

Town of Acton, Maine Property Scheduled for Foreclosure Policy

This policy addresses payments to the Town on property scheduled for foreclosure, and the disposition of foreclosed property.

Owners of property are required to pay the full amount stated on the lien to avoid foreclosure. It is advisable to consult with the Treasurer or Tax Collector to determine the exact amount due as interest continues to accumulate until the payment is made. The Town will not accept partial or installment payments. Acceptable forms of payment are cash, certified check, bank check, money order. Debit and credit cards are also acceptable only if the issuer of the card allows any surcharge to be passed directly to the cardholder (not to the Town).

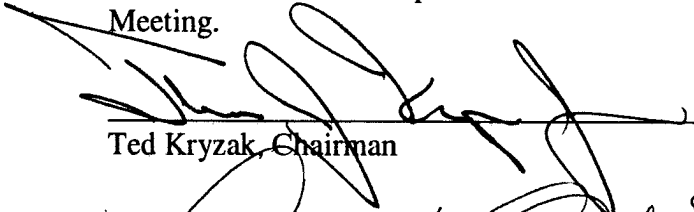
If the owner pays the balance before the Foreclosure Date, the Treasurer will file a discharge notice for that lien with the York County Registry of Deeds, and the owner will retain ownership of the property. In the case of multiple liens, the owner is still responsible for all taxes, fees and interest that have accrued on other tax bills for the same property.

When an owner fails to pay the amount of the lien in full (including fees and interest), title to the property passes automatically to the Town of Acton on the scheduled Foreclosure Date.

The Board of Selectman has several options regarding disposition of the foreclosed property – specifically:

- Retain ownership of the property for municipal use;
- Sell the property at auction;
- Sell the property by sealed bid;
- Sell the property to the owner of record on the Foreclosure Date.

If the property is sold, a Quit Claim Deed will be issued to the new owner once full payment including back taxes and fees are paid. The Board of Selectman's choice is subject to approval at the annual Town Meeting.



Ted Kryzak, Chairman



Larissa Crockett



Bill Shields

Board of Selectmen, Assessors, and Overseers of the Poor