



Janet T. Mills
Governor

STATE OF MAINE
DEPARTMENT OF PROFESSIONAL & FINANCIAL REGULATION
BUREAU OF CONSUMER CREDIT PROTECTION



Joan F. Cohen
Commissioner

TO: Joint Standing Committee on Health Coverage, Insurance and Financial Services

FROM: Linda Conti, Superintendent, Bureau of Consumer Credit Protection

RE: Foreclosure Report

DATE: September 28, 2026

Background

Title 14 M.R.S. § 6111 requires mortgage lenders and servicers to provide a “notice of right to cure” (also referred to as a “default notice”) to any homeowner in default, prior to commencing a foreclosure action in court. This default notice must be provided to a borrower before a foreclosure proceeding can be brought against the borrower in court. This report reflects the number of default notices sent to consumers and compares that number to the number of actual foreclosures that are filed. While the sending of the default notice is a prerequisite to the filing of a foreclosure action, it does not always result in a foreclosure filing.

The law further requires the lender or servicer to notify the Bureau of Consumer Credit Protection of each defaulting homeowner’s name and address, so the Bureau can mail an informational letter to the homeowner, advising the homeowner of the availability of state resources to assist the homeowner with the pre-foreclosure and foreclosure process.

Title 14 M.R.S. § 6111(3-B) requires the Bureau to draft a quarterly report to the Joint Standing Committee on Health Coverage, Insurance and Financial Services listing the number of default notices sent to Maine residents by their lenders. BCCP is required to include information on foreclosures filed by several entities, including state-chartered banks, the information for which is provided by the Bureau of Financial Institutions.

This report covers the period April 1, 2025, through June 30, 2026.

Default Notices Mailed to Homeowners

From April 1, 2025 to June 30, 2026, the Bureau mailed 21,698 informational letters to homeowners who received notices of default and right to cure from their lenders. Tables 1

Office Location: 76 Northern Avenue, Gardiner, Maine 04345
Mailing Address: 35 State House Station, Augusta, Maine 04333
www.Credit.Maine.gov



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through 5 (below) show the breakdown of mailings by quarter (Q) and lender type. Tables 6 through 10 show the breakdown of mailings by quarter and county. Figure 1 shows notices filed by company type for the period of this report (Q2 2025 through Q2 2026).

Table 1. Default Notices by Company Type: Q2 2025

Type	25-Apr	25-May	25-Jun	Total
Non-bank Mortgage Company	648	500	717	1865
Securitized Pool	364	285	379	1028
Federally Chartered Banks	301	258	348	907
Private Mortgage Lender	122	111	132	365
State Chartered Banks	122	64	68	254
Federally Chartered Credit Unions	63	80	84	227
State Chartered Credit Unions	17	41	50	108
TOTAL	1637	1339	1778	4754

Table 2. Default Notices by Company Type: Q3 2025

Type	25-Jul	25-Aug	25-Sep	Total
Non-bank Mortgage Company	617	562	636	1815
Securitized Pool	336	319	346	1001
Federally Chartered Banks	321	237	285	843
Private Mortgage Lender	106	148	155	409
State Chartered Banks	82	69	70	221
Federally Chartered Credit Unions	27	69	81	177
State Chartered Credit Unions	57	8	38	103
TOTAL	1546	1412	1611	4569

Table 3. Default Notices by Company Type: Q4 2025

Type	25-Oct	25-Nov	25-Dec	Total
Non-bank Mortgage Company	593	555	610	1758
Securitized Pool	364	338	278	980
Federally Chartered Banks	349	252	377	978
Private Mortgage Lender	179	141	69	389

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Phone: (207) 624-8527

TTY: Please Call Maine Relay 711

Consumer Assistance: 1-800-332-8529

Fax: (207) 582-7699



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Type	25-Oct	25-Nov	25-Dec	Total
State Chartered Banks	96	39	71	206
Federally Chartered Credit Unions	50	32	52	134
State Chartered Credit Unions	24	9	36	69
TOTAL	1655	1366	1493	4514

Table 4. Default Notices by Company Type: Q1 2026

Type	26-Jan	26-Feb	26-Mar	Total
Non-bank Mortgage Company	328	587	599	1514
Securitized Pool	285	380	247	912
Federally Chartered Banks	308	281	201	790
Private Mortgage Lender	41	164	144	349
State Chartered Banks	62	46	95	203
Federally Chartered Credit Unions	31	85	87	203
State Chartered Credit Unions	20	24	19	63
TOTAL	1075	1567	1392	4034

Table 5. Default Notices by Company Type: Q2 2026

Type	26-Apr	26-May	26-Jun	Total
Non-bank Mortgage Company	252	614	668	1534
Securitized Pool	271	310	294	875
Federally Chartered Banks	194	170	252	616
Private Mortgage Lender	108	142	158	408
State Chartered Banks	43	73	83	199
Federally Chartered Credit Unions	37	52	53	142
State Chartered Credit Unions	12	22	19	53
TOTAL	917	1383	1527	3827

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Table 6. Default Notices by Maine County: Q2 2025

County	Apr-25	May-25	Jun-25	Total
Androscoggin	153	140	170	463
Aroostook	72	52	74	198
Cumberland	276	176	258	710
Franklin	46	29	43	118
Hancock	53	41	61	155
Kennebec	149	117	188	454
Knox	39	44	49	132
Lincoln	49	50	37	136
Oxford	90	68	113	271
Penobscot	168	149	193	510
Piscataquis	21	20	33	74
Sagadahoc	38	31	46	115
Somerset	77	54	82	213
Waldo	77	42	76	195
Washington	44	27	41	112
York	285	299	314	898
TOTAL	1637	1339	1778	4754

Table 7. Default Notices by Maine County: Q3 2025

County	Jul-25	Aug-25	Sep-25	Total
Androscoggin	156	122	150	428
Aroostook	73	55	88	216
Cumberland	221	236	254	711
Franklin	49	29	31	109
Hancock	46	44	66	156
Kennebec	140	135	154	429
Knox	29	42	48	119
Lincoln	39	37	58	134
Oxford	75	82	87	244
Penobscot	175	143	181	499
Piscataquis	28	29	24	81
Sagadahoc	41	32	40	113
Somerset	80	80	82	242
Waldo	57	45	53	155

County	Jul-25	Aug-25	Sep-25	Total
Washington	38	27	34	99
York	299	274	261	834
TOTAL	1546	1412	1611	4569

Table 8. Default Notices by Maine County: Q4 2025

County	Oct-25	Nov-25	Dec-25	Total
Androscoggin	186	130	125	441
Aroostook	68	81	74	223
Cumberland	224	189	244	657
Franklin	51	36	30	117
Hancock	70	44	54	168
Kennebec	167	140	129	436
Knox	37	45	38	120
Lincoln	43	21	54	118
Oxford	102	74	92	268
Penobscot	163	148	142	453
Piscataquis	32	16	34	82
Sagadahoc	28	30	49	107
Somerset	92	51	67	210
Waldo	53	42	44	139
Washington	32	32	34	98
York	307	287	283	877
TOTAL	1655	1366	1493	4514

Table 9. Default Notices by Maine County: Q1 2026

County	Jan-26	Feb-26	Mar-26	Total
Androscoggin	112	154	131	397
Aroostook	76	61	47	184
Cumberland	166	265	195	626
Franklin	26	28	44	98
Hancock	39	57	63	159
Kennebec	92	144	128	364
Knox	35	41	53	129
Lincoln	43	52	27	122
Oxford	54	99	87	240
Penobscot	98	171	166	435

County	Jan-26	Feb-26	Mar-26	Total
Piscataquis	13	19	15	47
Sagadahoc	6	41	36	83
Somerset	46	50	83	179
Waldo	45	53	58	156
Washington	43	28	41	112
York	181	304	218	703
TOTAL	1075	1567	1392	4034

Table 10. Default Notices by Maine County: Q2 2026

County	Apr-26	May-26	Jun-26	Total
Androscoggin	90	132	147	369
Aroostook	38	70	58	166
Cumberland	131	181	221	533
Franklin	24	41	40	105
Hancock	45	50	44	139
Kennebec	80	102	155	337
Knox	30	50	47	127
Lincoln	31	47	53	131
Oxford	61	85	94	240
Penobscot	105	160	173	438
Piscataquis	18	24	17	59
Sagadahoc	29	19	32	80
Somerset	40	81	85	206
Waldo	35	36	49	120
Washington	13	32	44	89
York	147	273	268	688
TOTAL	917	1383	1527	3827

Figure 1 (below) shows total default notices filed by each type of lender.

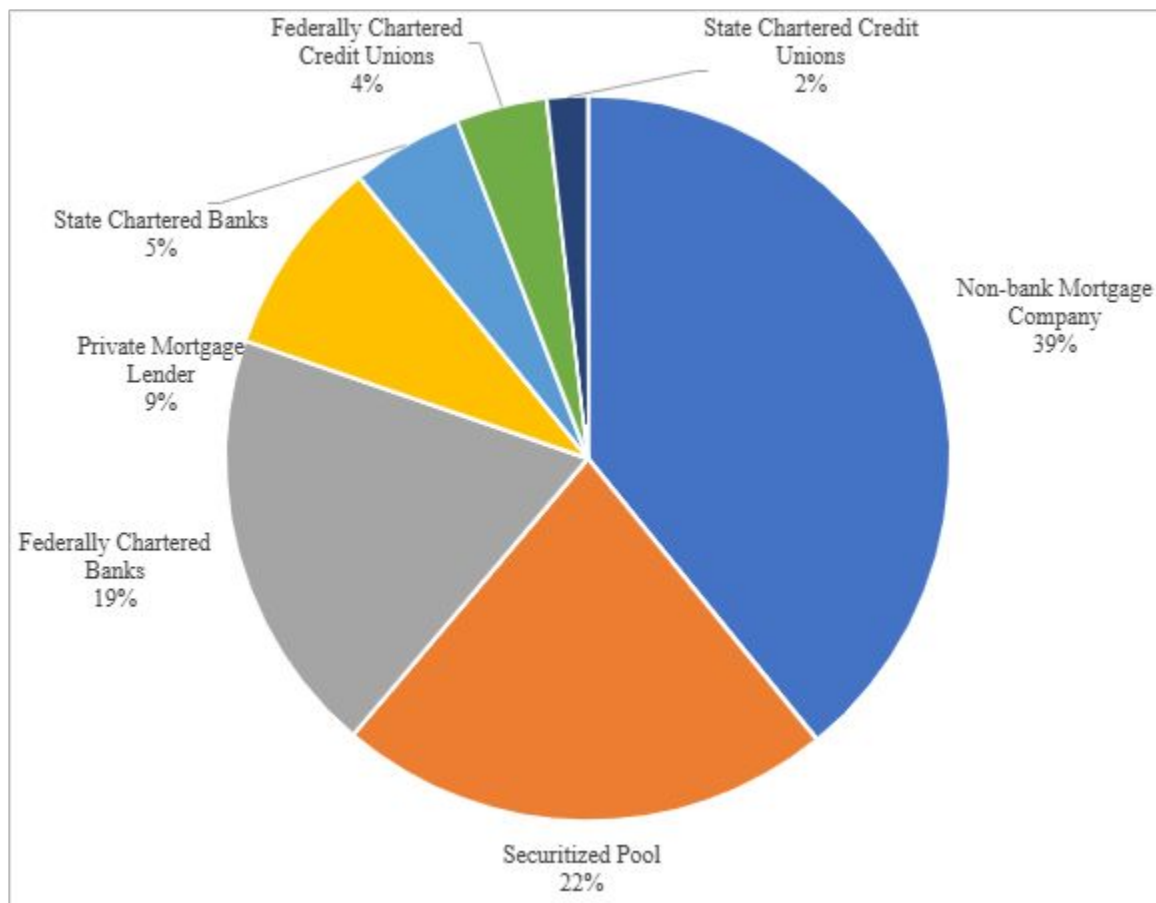


Figure 1. Notices Filed by Company Type: Q2 2025 through Q2 2026.

Foreclosure Filings in Court

Table 11 (below) shows the number of foreclosure actions filed in each court in the State of Maine from April 1, 2025 through June 30, 2026.

Table 11. Foreclosure Actions Filed by Region and Court: Q2 2025 through Q2 2026

Region/Court	Apr - Jun 2025	Jul - Sep 2025	Oct - Dec 2025	Jan - Mar 2026	Apr - Jun 2026	TOTAL
STATEWIDE TOTAL	274	268	264	261	307	1374
Alfred Superior Court	15	7	9	9	7	47
Biddeford Superior Court	28	31	21	27	33	140
Springvale Superior Court	0	0	0	0	0	0
York District Court	0	0	0	0	0	0
Region 1 Subtotal	43	38	30	36	40	187
Portland Superior Court	36	34	26	31	29	156

Region/Court	Apr - Jun 2025	Jul - Sep 2025	Oct - Dec 2025	Jan - Mar 2026	Apr - Jun 2026	TOTAL
Bridgton Superior Court	9	6	7	10	10	42
Portland District Court	0	0	0	0	0	0
Region 2 Subtotal	45	40	33	41	39	198
Auburn Superior Court	6	3	2	8	8	27
Farmington Superior Court	0	2	3	3	7	15
South Paris Superior Court	6	3	8	3	5	25
Farmington District Court	8	3	4	3	1	19
Lewiston District Court	20	20	26	12	25	103
Rumford District Court	3	3	5	8	3	22
South Paris District Court	6	11	8	2	10	37
Region 3 Subtotal	49	45	56	39	59	248
Augusta Superior Court	6	5	9	6	8	34
Skowhegan Superior Court	3	4	5	3	2	17
Augusta District Court	18	11	11	7	9	56
Skowhegan District Court	12	10	16	6	10	54
Waterville District Court	5	6	4	10	10	35
Region 4 Subtotal	44	36	45	32	39	196
Bangor Superior Court	11	10	12	19	10	62
Dover Foxcroft Superior Court	2	4	0	6	2	14
Bangor District Court	10	16	16	8	13	63
Dover Foxcroft District Court	1	2	2	3	4	12
Lincoln/Millinocket District Court	1	4	3	4	5	17
Newport District Court	0	4	3	7	1	15
Region 5 Subtotal	25	40	36	47	35	183
Bath Superior Court	0	2	2	1	2	7
Belfast Superior Court	1	2	4	3	6	16
Rockland Superior Court	4	5	3	2	6	20
Wiscasset Superior Court	0	4	1	0	5	10
Belfast District Court	10	13	5	9	10	47
Rockland District Court	4	4	4	6	5	23
West Bath District Court	5	5	4	3	5	22
Wiscasset District Court	3	4	8	2	2	19
Region 6 Subtotal	27	39	31	26	41	164
Ellsworth Superior Court	0	4	5	5	2	16
Machias Superior Court	3	5	3	2	3	16
Calais District Court	3	2	4	0	2	11
Ellsworth District Court	3	6	5	4	9	27
Machias District Court	3	1	3	5	2	14
Region 7 Subtotal	12	18	20	16	18	84
Caribou Superior Court	17	7	10	11	15	60

Region/Court	Apr - Jun 2025	Jul - Sep 2025	Oct - Dec 2025	Jan - Mar 2026	Apr - Jun 2026	TOTAL
Houlton Superior Court	10	3	0	7	3	23
Caribou District Court	1	2	1	4	8	16
Fort Kent District Court	0	0	1	1	4	6
Houlton District Court	1	0	0	0	3	4
Presque Isle District Court	0	0	1	1	3	5
Region 8 Subtotal	29	12	13	24	36	114

Statewide Trends

Statewide notices peaked at approximately 43,000 in 2013, declined through the late 2010s, and reached a historic low in 2020 during the federal foreclosure moratorium due to COVID 19. Notices have risen from approximately 5,000 in 2020 to 19,000 in 2025. The share escalating to court filings increased from 5.5% in Q2 2025 to 7.5% in Q2 2026, with the sharpest acceleration occurring between Q4 2025 and Q2 2026.

Geographic Concentration

When adjusted for population, Oxford, Somerset, and Piscataquis each exceed the statewide average of 11.2 notices per 10,000 residents. Cumberland County, despite having the highest raw notice count, records the lowest conversion rate (the rate of default notices that result in a foreclosure court filing (“foreclosure action”)). Approximately 5.5% of those Cumberland County residents who received a default notice had a foreclosure action filed against them in court. Region 8 (Aroostook County) converts default notices to court filings at 11.6%, roughly one and a half times the statewide average, compared to 4.6% in Region 3 (Androscoggin, Franklin, and Oxford counties) and 4.7% in Region 1 (York County).

Lender Type Composition

Non-bank mortgage companies and securitized pools¹ account for the majority of notices across all five quarters of the study period. The lender composition has remained largely stable, indicating no significant structural shift in who is initiating foreclosure proceedings.

¹ A securitized mortgage pool is a collection of individual home loans bundled together to back tradeable financial investments.

Data Limitations

Default notices are an incomplete measure of actual foreclosure activity. A notice represents the initiation of a potential foreclosure process, not a completed foreclosure. Many homeowners who receive notices resolve their default without proceeding to court. The Bureau tracks default notices because it is statutorily required to, not because notices provide a complete picture of foreclosure outcomes.

Lender reporting is voluntary with no verification mechanism. The Bureau cannot confirm that all notices issued in Maine are captured in its records, and systematic underreporting cannot be ruled out.

Notices are logged manually by a BCCP staff member without an automated data management system, introducing meaningful risk of data entry error and inconsistency. The Bureau does not have the human capital or technical infrastructure to ensure comprehensive and accurate accounting of foreclosure activity statewide.

Methodology

Default notice data was obtained from Bureau internal records covering July 2009 through June 2026. Court filing data was provided by the Maine Judicial Branch covering Q2 2025 through Q2 2026. County unemployment data was obtained from the Maine Department of Labor Center for Workforce Research and Information. Notice rates were calculated per 10,000 residents using 2024 American Community Survey population estimates. Court filing conversion rates were calculated by dividing quarterly filings by quarterly notices within each judicial region.

Information From Other Sources

As of Q 4, 2024, the Federal Housing Finance Agency's (FHFA's) Residential Mortgage Performance Statistics showed 1.7% of mortgages nationwide were 30 or 60 days past due, with 0.7% nationwide 90 or more days past due. For the same period, the FHFA's statistics showed Maine's delinquencies at around the national average, with 1.7% of residential mortgages 30 or 60 days past due and 0.8% 90 or more days past due. These figures are derived from the FHA's National Mortgage Database, which uses a nationally representative sample of residential mortgages.