

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

IMPORTANT: DO NOT DISREGARD THIS NOTICE. YOU HAVE 30 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]. The municipality now owns this property. You are receiving this notice because [MUNICIPALITY] now intends to sell this property. As a former owner of this property, you may have a right to request that [MUNICIPALITY] hire a real estate broker to sell your former property and reimburse you for any excess money from the sale, after taxes, interest, and other expenses are paid.

To make this request, you must meet the following requirements pursuant to 36 M.R.S. § 943-C(1):

- 1) Immediately prior to foreclosure, at least one owner of the property must have been at least 65-years old on the date the lien was recorded. The lien on your property was recorded on [DATE];
- 2) You must have received a homestead exemption immediately preceding foreclosure;
- 3) Your income (including income from other owners), as defined in 36 M.R.S. § 5219-KK, for the calendar year immediately preceding the year that the property was foreclosed upon, must have been less than \$40,000, after deducting all medical expenses; and
- 4) Your liquid assets must be less than \$50,000 (or less than \$75,000 if there are two or more former owners). See 36 M.R.S. § 943-C(1) for definition of "liquid assets."

Enclosed with this notice is an application, with instructions, for requesting this alternative sale process to sell your former property. Any information included on this application is confidential.

**YOU HAVE 30 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 the enclosed application and supporting materials with the municipality before [DATE].

You may file the application 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]