

# Memo

**To:** Jeff Kobrock

**From:** Deirdre Berglund

**Date:** February 2, 2007

**Re:** Real Estate Tax & Sewer Status - 4 Beech Street

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On December 18, 2006, the 2004 tax lien filed in Book 8452, Page 234 matured through automatic foreclosure. Per State statute the City has a small window to lien, no less than 8 months from the commitment and no more than 1 year. The process used for the 30 day notification of lien, placement of lien and on property is in accordance with State Statute and reviewed by our City legal counsel. On August 27, 2004, taxes in the amount of \$1440.98 were committed to Norman and Madelon Roy. On June 15, 2005 a lien was filed against the property after a 30-day notification. Per Title 36, MRSA Section 943, a Notice of Impending Automatic Foreclosure is sent 30 – 45 days prior to foreclosure, which is 18 months from the date of lien. In this case, notice was sent by Certified Mail on November 16, 2006 to 4 Beech Street, the last known address. The letter was returned and marked unclaimed after three attempts. On December 21, Mr. Roy came to City Hall to make a payment. At that time, he was advised that the lien had foreclosed and that repayment arrangements would have to be made with the City Manager. On January 26, 2007, per legal counsel, we refunded the \$1620.01 for lien payment, costs and interest that he had paid.

Currently his Real Estate account has an outstanding amount of \$4026.48. This includes the following:

2006 Taxes - \$1316.72

2005 Lien - \$1308.00

2004 Lien - \$1401.76 balance which foreclosed

The sewer has an outstanding balance of \$380.72 This amount is includes five outstanding quarters, one of which became a lien on December 21, 2006. The account has showed no usage since April 2005, and has been charged the minimum charge of \$72.73 per quarter.