

MAINE STATE LEGISLATURE

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Acts and Resolves

As Passed by the

Seventy-Ninth Legislature

OF THE

STATE OF MAINE

1919

Published by the Secretary of State, in accordance with the Resolves of the Legislature
approved June 28, 1820, March 18, 1840, and March 16, 1842.

KENNEBEC JOURNAL CO.
AUGUSTA, MAINE
1919

6939

PUBLIC LAWS
OF THE
STATE OF MAINE

As Passed by the Seventy-Ninth Legislature

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[supplied from page 3 of volume]

Chapter 57.

An Act to Amend Chapter Ten of the Revised Statutes to Provide for Actual Notice of Sale for Taxes of Land in Places not Incorporated.

Be it enacted by the People of the State of Maine, as follows:

Sec. 1. R. S., c. 10, § 46, relating to sale of lands in unincorporated places for taxes, amended. Section forty-six of chapter ten of the revised statutes is amended by adding after the word "sale" in the tenth line thereof the words: 'But no such sale shall be valid against an owner who for the twelve months preceding notice of sale has resided, or maintained a tenant on the land so listed unless written notice of such sale has been made on such owner or tenant by service, personal or at the last and usual place of abode on such land, by a deputy sheriff of the county where the land lies, said notice to be a copy of so much of the list of the lands to be sold, as describes the land of such owner or tenant, certified by the state treasurer. Such service shall be made within not more than sixty days and not less than thirty days before the time of sale, and the fees for service and travel shall be the same as in case of service of writs, to be paid by the state treasurer from any moneys not otherwise appropriated,' so that said section, as amended, shall read as follows:

'Sec. 46. When owner has resided or maintained tenant on land for twelve months preceding notice of sale, service to be made in writing. Lands thus forfeited shall annually in November be sold by the treasurer of state at public auction to the highest bidder; but never at a price less than the full amount due thereon for such unpaid state, county and district taxes, interest and cost of advertising except that in case of a sale to the land agent no interest shall be added. Notice of the sale shall be given by publishing a list of the lands to be sold, with the amount of such unpaid taxes, interest and costs on each parcel and the time and place of sale, in the state paper and in some newspaper, if any, published in the county in which the lands lie, three weeks successively within three months before the time of sale. But no such sale shall be valid against an owner who for the twelve months preceding notice of sale has resided, or maintained a tenant on the land so listed unless written notice of such sale has been made on such owner or tenant by service, personal or at the last and usual place of abode on such land, by a deputy sheriff of the county where the land lies, said notice to be a copy of so much of the list of the lands to be sold, as describes the land of such owner or tenant, certified by the state treasurer. Such service shall be made within not more than sixty days and not less than thirty days before the time of sale, and the fees for service and travel shall be the same as in case of service of writs, to be paid by the state treasurer from any moneys not otherwise appropriated. The treasurer shall give to the purchaser a deed of such lands, which shall vest in such purchaser title to the same in fee subject to the right of redemp-

tion hereinafter provided. Such deed, before delivery, and all releases and certificates given under the provisions of section forty-eight, shall be recorded in the land office, with appropriate references thereto on the margin of the record of the original deed therein recorded. The land agent of the state shall attend such sales, and may, in behalf of the state, bid for the same the amount of such unpaid taxes, and costs. In such case the deed may be made to the inhabitants of the state of Maine and delivered to said land agent; for such deed the land agent shall give his receipt, which shall be a sufficient authority for the governor and council to draw their warrant upon the treasurer of state for the amount of such taxes and costs. The proceeds of any tax sales under this section shall be credited by the treasurer of state to the several accounts of state, county and district taxes, interest and costs of advertising.'

Sec. 2. R. S., c. 10, § 48; relating to redemption of forfeited lands, before or after sale, amended. Section forty-eight of said chapter ten of the revised statutes is amended by adding after the word "due" in the third line of said section the following: 'including the cost of serving the notice upon the owner or his tenant, as provided in section forty-six,' so that said section, as amended, shall read as follows:

'Sec. 48. Owner to pay costs of service. Any owner may redeem his interest in such lands, by paying to the treasurer of state his part of the sums due, including the cost of serving the notice upon the owner or his tenant, as provided in section forty-six, at any time before sale; or after sale, by paying or tendering to the purchaser, within a year, his proportion of what the purchaser paid therefor at the sale, with interest at the rate of twenty per cent a year from the time of sale, and one dollar for a release; and the purchaser, on reasonable demand, shall execute such release; and if he refuses or neglects, a bill in equity may be maintained to compel him, with costs and any damages occasioned by such refusal or neglect. Or such owner may redeem his interest by paying as aforesaid to the treasurer of state, who, on payment of fifty cents, shall give a certificate thereof; which certificate, recorded in the registry of deeds in the county or district where the lands lie, shall be a release of such interest, and the title thereto shall revert and be held as if no such sale had been made. The governor and council may draw their warrant on the treasurer for any money so paid to him, in favor of the purchaser for whom it was paid, or his legal representatives.

Approved March 12, 1919.