

MAINE STATE LEGISLATURE

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Janet T. Mills
Governor

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



Joan F. Cohen
Commissioner

Linda Conti
Superintendent

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

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

RE: Foreclosure Assistance and Referral Program – 61st Periodic Report

DATE: April 28, 2025

Introduction

Title 14 M.R.S. § 6111 requires mortgage lenders and servicers to provide a “notice of right to cure” (also referred to herein as a “default notice”) to any homeowner in default, prior to commencing a foreclosure action in court. The section 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 Insurance and Financial Services listing the number of default notices sent to Maine residents by their lenders. The report must include information on foreclosures filed by state-chartered banks, using information provided by the state’s Bureau of Financial Institutions, as well as information on what types of creditors are initiating foreclosures (*e.g.*, national banks, non-bank mortgage companies; investment trusts).

This report has been prepared to comply with Section 6111 of Title 14. It covers the period January 1, 2025 through March 31, 2025.

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Mailing Address: 35 State House Station, Augusta, Maine 04333
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Phone: (207) 624-8527

TTY: Please Call Maine Relay 711

Consumer Assistance: 1-800-332-8529

Fax: (207) 582-7699

Default Notices Mailed to Homeowners

During the first quarter of 2025, the Bureau mailed 5,233 informational letters to homeowners who received notices of default and right to cure from their lenders. Tables 1 and 2 (below) show the breakdown of mailings by lender type and county.

Table 1. Pre-foreclosure Notices by Company Type: Q1 2025

Type	Jan-25	Feb-25	Mar-25	Total
Non-bank Mortgage Company	643	739	542	1924
Securitized Pool	532	490	318	1340
Federally Chartered Banks	374	346	363	1083
Private Mortgage Lender	140	106	113	359
State Chartered Banks	97	98	99	294
Federally Chartered Credit Unions	41	60	58	159
State Chartered Credit Unions	12	45	17	74
TOTAL	1839	1884	1510	5233

Table 2. Default Notices by Maine County: Q1 2025

County	Jan-25	Feb-25	Mar-25	Total
Androscoggin	160	159	160	479
Aroostook	93	98	60	251
Cumberland	281	321	239	841
Franklin	67	52	46	165
Hancock	55	66	50	171
Kennebec	157	161	142	460
Knox	37	60	42	139
Lincoln	61	49	47	157
Oxford	91	114	94	299
Penobscot	232	213	133	578
Piscataquis	32	25	31	88
Sagadahoc	65	53	51	169
Somerset	94	111	71	276
Waldo	58	50	45	153
Washington	36	50	28	114
York	320	302	271	893
TOTAL	1839	1884	1510	5233

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

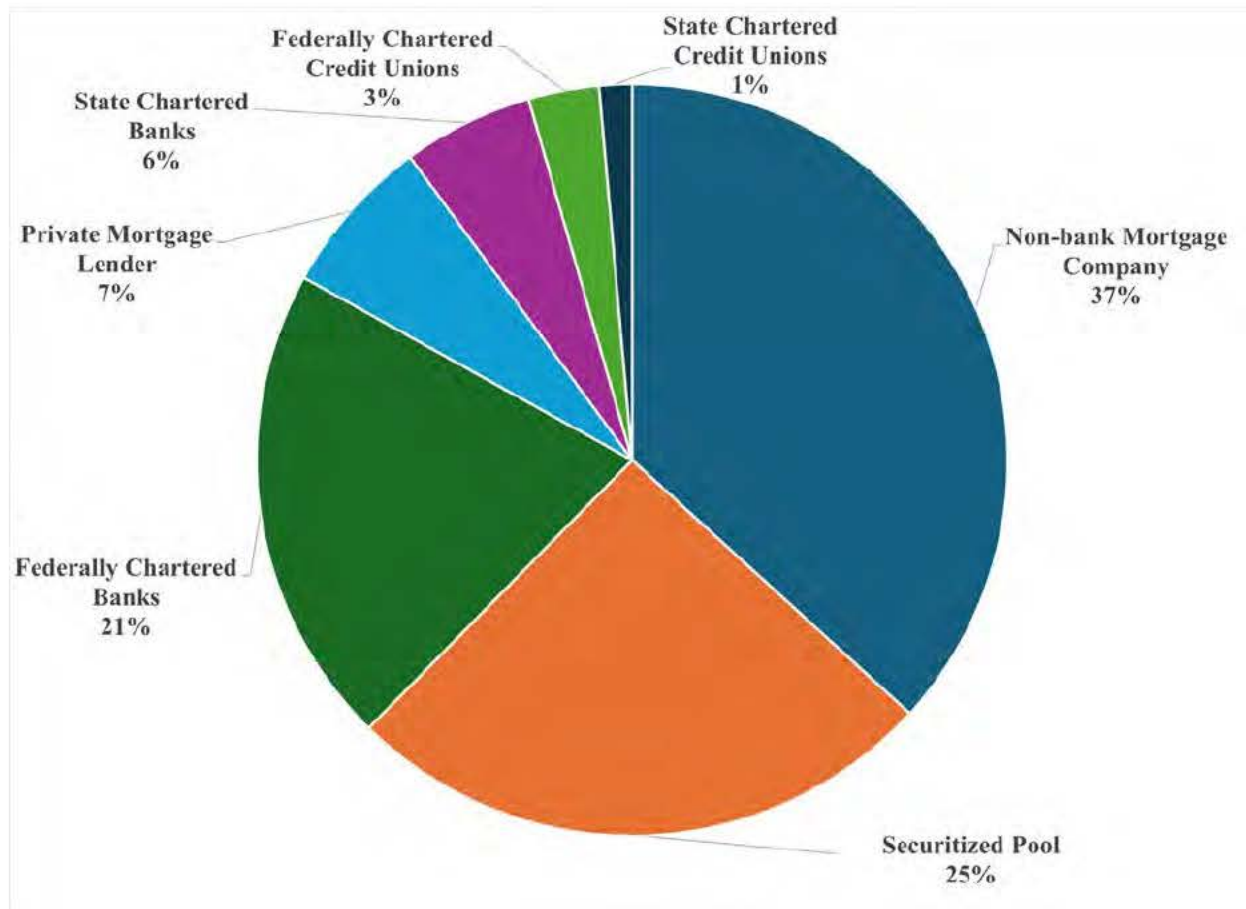


Figure 1. Notices Filed by Company Type: Q1 2025.

Foreclosure Filings in Court

Table 3 (below) shows the number of foreclosure actions filed in each court in the State of Maine from April 1, 2024 through March 31, 2025.

Table 3. Foreclosure Actions Filed by Region and Court: Q2 2024 through Q1 2025.

Region/Court	Jan- Mar 2024	Apr- Jun 2024	Jul-Sep 2024	Jan- Mar 2025	TOTAL
STATEWIDE TOTAL	191	242	297	340	1070
Alfred Superior Court	9	1	10	9	29
Biddeford District Court	16	25	31	33	105
Springvale District Court	0	0	0	0	0
York District Court	0	0	0	0	0
Region 1 Subtotal	25	26	41	42	134

Portland Superior Court	9	20	29	27	85
Bridgton District Court	4	13	5	12	34
Portland District Court	0	0	0	1	1
Region 2 Subtotal	13	33	34	40	120
Auburn Superior Court	4	9	7	11	31
Farmington Superior Court	1	0	0	1	2
South Paris Superior Court	4	1	4	8	17
Farmington District Court	0	3	4	9	16
Lewiston District Court	17	29	31	30	107
Rumford District Court	4	4	8	6	22
South Paris District Court	7	6	6	7	26
Region 3 Subtotal	37	52	60	72	221
Augusta Superior Court	7	6	3	11	27
Skowhegan Superior Court	2	4	5	2	13
Augusta District Court	4	13	6	13	36
Skowhegan District Court	8	10	8	14	40
Waterville District Court	7	5	7	6	25
Region 4 Subtotal	28	38	29	46	141
Bangor Superior Court	11	14	17	21	63
Dover Foxcroft Superior Court	2	1	2	1	6
Bangor District Court	18	25	26	32	101
Dover Foxcroft District Court	1	2	4	3	10
Lincoln/Millinocket District Court	7	3	2	3	15
Newport District Court	6	5	3	8	22
Region 5 Subtotal	45	50	54	68	217
Bath Superior Court	2	1	3	4	10
Belfast Superior Court	3	1	6	6	16
Rockland Superior Court	3	2	3	2	10
Wiscasset Superior Court	2	2	2	3	9
Belfast District Court	2	4	11	11	28
Rockland District Court	4	0	5	4	13
West Bath District Court	2	7	7	3	19
Wiscasset District Court	1	3	4	2	10
Region 6 Subtotal	19	20	41	35	115
Ellsworth Superior Court	1	2	3	2	8
Machias Superior Court	4	3	1	3	11
Calais District Court	0	3	2	2	7

Ellsworth District Court	4	3	11	6	24
Machias District Court	0	1	1	3	5
Region 7 Subtotal	9	12	18	16	55
Caribou Superior Court	10	4	11	11	36
Houlton Superior Court	4	2	6	8	20
Caribou District Court	0	0	1	2	3
Fort Kent District Court	0	4	1	0	5
Houlton District Court	0	1	0	0	1
Madawaska District Court	0	0	0	0	0
Presque Isle District Court	1	0	1	0	2
Region 8 Subtotal	15	11	20	21	67

Homeowner Assistance Activity

The Bureau has ceased providing counseling services to homeowners through the outreach program because of funding constraints caused by fewer foreclosures being completed currently than during the foreclosure crisis of 2008 which was the impetus for the program. The Bureau's hotline for homeowners and mailing of informational packets to homeowners receiving notices of right to cure continues.

Information From Other Sources

As of Quarter 4, 2024, the Federal Housing Finance Agency's (FHFA's) Residential Mortgage Performance Statistics showed 1.7% of mortgages nationwide 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.