

**TOWN OF BRADLEY, MAINE
FORECLOSURE SCHEDULE POLICY**

1. Title

This policy of the Town of Bradley Town Council may be cited as the "Foreclosure Schedule Policy" and shall be referred to herein as the "Policy".

2. Purpose & Authority

The purpose of the Policy is to establish a schedule whereby certain real estate acquired in accordance with Title 36 M.R.S.A. §942 and § 943, as may be amended from time to time, shall be managed and disposed of by the Bradley Town Council. The Town of Bradley Charter provides the Town Council the authority to convey or authorize the conveyance of real estate acquired by mature tax mortgage liens and the lease or authorization of lease of town owned property.

3. Application

The policy only applies to properties within the Town of Bradley that are not in violation of any State of Maine Statutes or any Town of Bradley Ordinance. Any property that is in violation of or is reasonably suspected by the Town to be in violation of state law or local ordinance will be managed, administered and disposed of at the sole discretion of the Bradley Town Council without regard to this Policy. The Council may, at its discretion, direct the Code Enforcement Officer to conduct an inspection of a property to determine whether there are any violations of state law or local ordinance.

4. Procedure

1. The Treasurer shall annually prepare and provide to the Town Council a list identifying all properties subject to automatic tax lien foreclosure under 36 M.R.S.A § 943. The list will include the property street address, assessed property value, the names of the prior owner(s), the date of automatic foreclosure, the total amount of outstanding taxes, costs, and interest, and whether there are any known or suspected violations of state law or local ordinance.
2. The Town Council, acting at their next regular Council meeting following automatic foreclosure, will determine what properties are eligible for this Policy.
3. If a property is deemed eligible, the Town will send a notice, via certified mail with a copy sent regular mail, to the former owner(s) of the property in question that will explain that the municipal tax lien certificate recorded against the property has matured because of the failure to pay the taxes during the redemption period and that the title to the property has automatically vested to the Town of Bradley. The notice shall also indicate that by virtue of this Policy, that the Town Council will give the former property owner(s) an additional 30 days from the date of the notice to pay in full all outstanding taxes, costs, and interest.
4. The Town Council, acting at their next regular Council meeting immediately following the 30-day Policy period, will issue quitclaim deeds for all properties in which the all such outstanding taxes, costs, and interest were paid in full within the 30-day period.
5. In the event that full payment of the outstanding taxes and costs is not received by the Town within the 30-day period but is received in the 10 days following the end of the 30-day

Policy period, the Town may, in its sole discretion, agree to accept the late payment as if it was received in a timely manner.

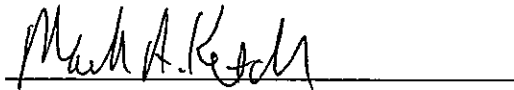
6. If the Town Council has agreed to accept full payment during the 10-day late period, the Town Council, acting at their next regular Council meeting immediately following the 10-day late period, will issue a quitclaim deed provided all outstanding taxes, costs, and interest were paid in full within the 10-day late period.
7. If the outstanding taxes, costs, and interest were not paid in full following the 30-day Policy period or the 10-day late period (if the Town Council agreed to accept payment in the late period), the Council may, in its sole discretion, offer the property to one or more abutters at a price to be determined by the Council, provided the price is at least the amount of outstanding taxes, costs, and interest.
8. If the property is not redeemed or sold to an abutting property owner as provided herein, the Town Council will determine, in its sole discretion, what disposition should be made of the property based on what is in the best public interest regarding the future use of the property. The options may include, but will not be limited to, retaining ownership of the property, selling the property at auction, selling the property through use of a licensed real estate agent, selling the property by sealed bid, demolishing the property, or no action.

5. Effective Date


This policy shall be immediately effective upon its adoption at a legally called and publicly held meeting of the Town Council.

6. Approved

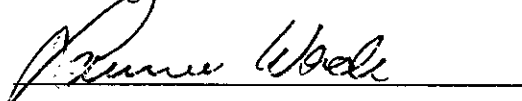
Approved by the Bradley Town Council at a duly called meeting on September 15, 2020.



Mark Ketch



Duane Luggdon



Laurence Wade

Karen Richard



Charles Clemons

A True Copy Attest:



Melissa Doane, Bradley Town Clerk