




STATE OF MAINE
DEPARTMENT OF PROFESSIONAL
AND FINANCIAL REGULATION
BUREAU OF CONSUMER CREDIT PROTECTION
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AUGUSTA, MAINE
04333-0035

Janet T. Mills
GOVERNOR

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 – 53rd Periodic Report

DATE: June 7, 2023

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 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).

Default Notices Mailed to Homeowners

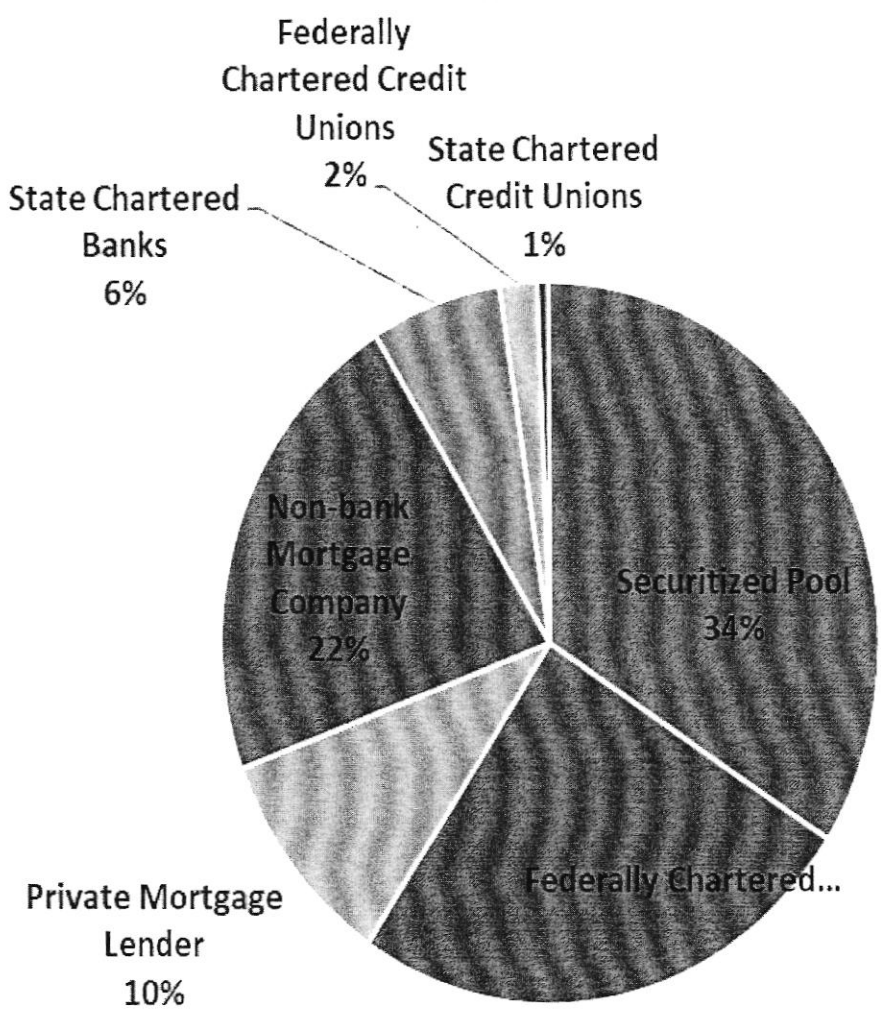
During the first quarter of 2023, the Bureau mailed 3,854 letters to homeowners who received notices of deficiency and right to cure from their lenders. The breakdown of such mailings by lender type is as follows:

Type	Jan-23	Feb-23	Mar-23	Total
Securitized Pool	472	387	456	1315
Federally Chartered Banks	322	294	358	974
Private Mortgage Lender	159	110	116	385
Non-bank Mortgage Company	360	261	220	841
State Chartered Banks	120	63	64	247
Federally Chartered Credit Unions	30	15	26	71
State Chartered Credit Unions	7	8	6	21
Total	1470	1138	1246	3854

The notices were broken down by county as follows:

County	Jan-23	Feb-23	Mar-23
Androscoggin	123	121	111
Aroostook	63	34	48
Cumberland	261	215	186
Franklin	28	20	16
Hancock	49	40	39
Kennebec	120	97	140
Knox	48	29	44
Lincoln	34	32	36
Oxford	107	109	119
Penobscot	156	87	145
Piscataquis	11	15	20
Sagadahoc	61	54	40
Somerset	57	53	45
Waldo	57	26	42
Washington	30	20	27
York	265	186	188
Total	1470	1138	1246

The pie chart which follows illustrates graphically the breakdown of notices filed by each type of lender.



FORECLOSURE FILINGS IN COURT

The following chart shows the number of foreclosure actions filed in each court in the State of Maine from April 1, 2022 through March 31, 2023.

Region/Court	2nd Qtr Apr- Jun 2022	3rd Qtr Jul-Sep 2022	4th Qtr Oct-Dec 2022	1st Qtr Jan- Mar 2023	TOTAL
STATEWIDE TOTAL	249	283	215	238	985
Alfred Superior Court	4	2	5	9	20
Biddeford District Court	6	12	10	6	34
Springvale District Court	13	23	10	14	60
York District Court	9	9	2	5	25
Region 1 Subtotal	32	46	27	34	139
Bridgton District Court	12	12	8	13	45
Portland District Court	1	0	0	1	2
Portland Superior Court	26	29	23	21	99
Region 2 Subtotal	39	41	31	35	146
Auburn Superior Court	2	2	2	4	10
Farmington District Court	4	8	6	5	23
Farmington Superior Court	0	0	2	1	3
Lewiston District Court	24	17	21	19	81
Livermore Falls District Court	0	0	0	0	0
Rumford District Court	6	5	4	2	17
South Paris District Court	4	6	2	7	19
South Paris Superior Court	3	1	3	3	10
Region 3 Subtotal	43	39	40	41	163
Augusta District Court	4	18	8	9	39
Augusta Superior Court	7	6	2	0	15
Skowhegan District Court	12	10	10	8	40
Skowhegan Superior Court	5	3	2	2	12

Waterville District Court	13	6	5	11	35
Region 4 Subtotal	41	43	27	30	141
Bangor District Court	13	9	16	17	55
Bangor Superior Court	4	9	6	4	23
Dover Foxcroft District Court	3	2	1	1	7
Dover Foxcroft Superior Court	1	2	0	3	6
Lincoln/Millinocket District Court	2	3	3	3	11
Newport District Court	8	6	3	4	21
Region 5 Subtotal	31	31	29	32	123
Bath Superior Court	0	3	1	0	4
Belfast District Court	7	6	11	4	28
Belfast Superior Court	4	4	2	1	11
Rockland District Court	5	7	4	9	25
Rockland Superior Court	2	2	5	2	11
West Bath District Court	10	9	8	12	39
Wiscasset District Court	4	9	4	5	22
Wiscasset Superior Court	3	0	7	1	11
Region 6 Subtotal	35	40	42	34	151
Bar Harbor District Court	0	0	0	0	0
Calais District Court	0	4	1	2	7
Ellsworth District Court	8	13	4	7	32
Ellsworth Superior Court	0	0	3	2	5
Machias District Court	2	5	1	2	10
Machias Superior Court	2	3	1	3	9
Region 7 Subtotal	12	25	10	16	63
Caribou District Court	1	0	0	0	1
Caribou Superior Court	10	9	5	12	36
Fort Kent District Court	0	0	0	0	0
Houlton District Court	3	3	1	1	8
Houlton Superior Court	2	3	0	3	8
Madawaska District Court	0	0	0	0	0
Presque Isle District Court	0	3	3	0	6
Region 8 Subtotal	16	18	9	16	59

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 the 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

Corelogic, a global property information and analytics company, in its "*Loan Performance Insights-May, 2023*," containing information through March of 2023, reported that nationwide, the percentage of loans delinquent 30 days or more was 2.6% in March of 2023 down from 2.9% in March of 2022. The percentages of loans 30 to 60 days in arrears and loans 60 to 90 days in arrears were unchanged from March of 2022 at 1.1% and 0.3% respectively. The percentage of loans 90 to 120 days in arrears dropped from 0.3% to 0.2%. Loans 120 or more days in arrears dropped from 1.2% to 0.9%. Loans actually in foreclosure remained the same at 0.3%. Corelogic noted that: "...serious delinquencies ...dropped to the lowest level in more than two decades in March, while foreclosures also remained near a historic low".