



Janet T. Mills
Governor

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



Joan F. Cohen
Commissioner

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.

Office Location: 76 Northern Avenue, Gardiner, Maine 04345
Mailing Address: 35 State House Station, Augusta, Maine 04333
www.Credit.Maine.gov

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.

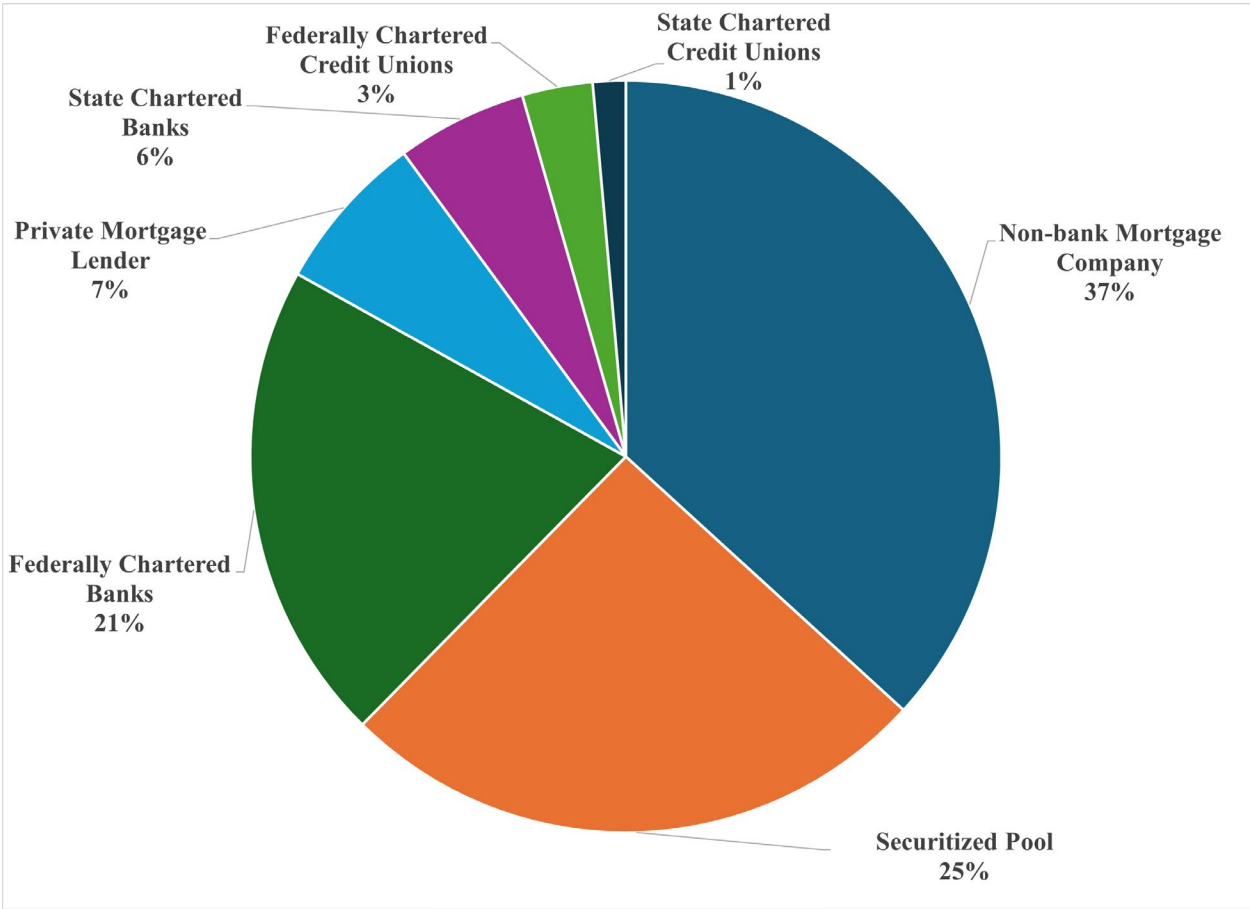


Figure 1. Notices Filed by Company Type: Q1 2025.

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.