# Town of Lisbon

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## MEMO

**To:** Town Council / Glenn Michalowski, Town Manager / Sarah Bennett, Assist. Town Mgr.
**From:** Samantha Bryant, Finance Director
**Subject:** Town Code Sec 92-5 Tax Acquired Property Inventory/Review
**Date:** July 9, 2024

Section 92-8 of Lisbon Town Code requires Council approval on any disposal method selected for foreclosed properties and for Town staff to provide notice of these properties to Council within 90 days of foreclosure.

Below is a list of properties the Town owns through automatic foreclosure as of the date of this memo. The amounts owed below are as of the date of this memo (and includes current due amounts not yet paid). Please note the color scheme below has no meaning, it's just to differentiate each table from the ones above and below it.

| Parcel No | Property Owner | Address | Tax Owed | Sewer Owed | Foreclosure Date | Foreclosure Reason |
|---|---|---|---|---|---|---|
| U17-003 | David Dubois | 19 Webster Rd | $1,277.08 | $0.00 | 12/17/23 | Unpaid Sewer and Tax Liens from June 2022 |
| Status Summary:<br>Council approved disposal on 2/20/24. 90 day notice sent on 3/4/24; Spoke with property owner on 3/13/24, and he will attempt to make full payment before 6/4/24; sewer liens were totally paid off, and most of 2022 tax lien;<br><br>Recommendation:<br>Cease action to sell property. Contact property owner for payment of remaining 2022 tax lien and then issue quitclaim deed; | | | | | | |

| Parcel No | Property Owner | Address | Tax Owed | Sewer Owed | Foreclosure Date | Foreclosure Reason |
|---|---|---|---|---|---|---|
| U06-013 | William Lemke | 629 Lisbon St | $4,821.06 | $770.27 | 06/21/24 | Unpaid Sewer Lien from Dec 2022 |
| Status Summary:<br>Property owner habitually fails to pay taxes or sewer without direct contact. Most recently, a sewer lien from Dec 2022 has now once again put the property into foreclosure.<br><br>Recommendation:<br>I don't feel it's fair or equitable to me and other taxpayers than this property owner requires direct contact to pay bills owed. Would like to contact owner directly about outstanding monies owed and to let them know that direct notice may not happen in the future. | | | | | | |

| Parcel No | Property Owner | Address | Tax Owed | Sewer Owed | Foreclosure Date | Foreclosure Reason |
|---|---|---|---|---|---|---|
| U09-070 | Donald Gallant | 5 Hinkley St | $5,119.04 | $113.74 | 2/20/24 | Unpaid Tax Lien from June 2022 |

Status Summary:
Due to inability to contact property owner via mail or phone, met with property owner in person. Hand delivered tax notices and discussed foreclosure situation. Owner agreed to make monthly payments to Town and made $200.00 payment that day.

Recommendation:
Cease action to sell property and issue quitclaim once 2022 tax lien paid off.

| Parcel No | Property Owner | Address | Tax Owed | Sewer Owed | Foreclosure Date | Foreclosure Reason |
|---|---|---|---|---|---|---|
| U13-013 | Susan Wile | 7 Farnsworth St | $6,502.85 | $811.17 | 6/21/2023 | Unpaid Sewer Lien from Dec 2021 |

Status Summary:
Property is under contract to be sold. Once sale is complete, Town will be paid and 'excess proceeds' (as defined under state law) will be returned to owner and other required legal notices sent to former mortgage holders.

| Parcel No | Property Owner | Address | Tax Owed | Sewer Owed | Foreclosure Date | Foreclosure Reason |
|---|---|---|---|---|---|---|
| U26-065 | Desmond Cordner | 27 Wing St | $0.00 | $2,210.74 | 6/24/2024 | Unpaid Sewer Lien from Dec 2022 |

Status Summary:
Foreclosure notice received by mortgage holders, but no payment made. Unknown if received by property owner. Taxes have been paid by mortgage holder, but not sewer. Phone number on file has been disconnected.

Recommendation:
Attempt to hand deliver notices, then proceed with sending 90 day disposal notice per state law and then work with realtor to sell.

| Parcel No | Property Owner | Address | Tax Owed | Sewer Owed | Foreclosure Date | Foreclosure Reason |
|---|---|---|---|---|---|---|
| U19-127 | Angelique Leeman | 11 Spring St | $0.00 | $718.86 | 6/24/2024 | Unpaid Sewer Lien from Dec 2022 |

Status Summary:
Tax notice received by mortgage holders, but no payment made. Unknown if received by property owner. No information about property owner found from online search.

Recommendation:
When reviewing the account, a comment popped up about an alternate contact address. Would like to contact owner at alternate address about foreclosure before proceeding with 90 day sale notice.

| Parcel No | Property Owner | Address | Tax Owed | Sewer Owed | Foreclosure Date | Foreclosure Reason |
|---|---|---|---|---|---|---|
| U09-067 | Steven Ducharme | 11 Hinkley St | $0.00 | $700.39 | 6/24/2024 | Unpaid Sewer Lien from Dec 2022 |

Status Summary:
Letter to property owner went undelivered, but was received by mortgage holder. Taxes have been paid by mortgage holder, but not sewer. Unable to find owner contact information from online search. Property appears abandoned from external view.

Recommendation:
Would like to proceed with 90 day sale notice.

| Parcel No | Property Owner | Address | Tax Owed | Sewer Owed | Foreclosure Date | Foreclosure Reason |
|---|---|---|---|---|---|---|
| U15-025-J | Anita Caron | 16 Matthew St | $0.00 | $701.65 | 6/24/2024 | Unpaid Sewer Lien from Dec 2022 |

Status Summary:
Certified letter was undelivered. Owner is deceased. No next of kin listed in obituary or other records. Taxes paid by mortgage holder, but not sewer.

Recommendation:
Would like to proceed with 90 day sale notice.

| Parcel No | Property Owner | Address | Tax Owed | Sewer Owed | Foreclosure Date | Foreclosure Reason |
|---|---|---|---|---|---|---|
| U05-079 | Stephen Meehan | 15 Goddard St | $0.00 | $702.45 | 6/24/2024 | Unpaid Sewer Lien from Dec 2022 |

Status Summary:
Multiple attempts to reach owner were unclaimed and undelivered. Unable to find owner contact information online. Taxes have been paid by owner.

Recommendation:
Hand deliver sewer notice to owner and confirm correct contact information.