

MECHANICS SAVINGS BANK

v.

TOWN OF RICHMOND et al.

Submitted on Briefs December 18, 2014
Decided February 3, 2015

Panel: ALEXANDER, MEAD, GORMAN, JABAR, and HJELM, JJ.

MEMORANDUM OF DECISION

Howard Hoffman appeals from a summary judgment entered by the Superior Court (Sagadahoc County, *Horton, J.*) declaring Mechanics Savings Bank (Mechanics) the owner of real property located at 19 Frog Lane in the Town of Richmond (Town) and designated as Lot 4.2 on the Town's tax map U13. Contrary to Hoffman's contentions, the court did not err in concluding, on the undisputed material facts, *see Chase Home Fin. LLC v. Higgins*, 2009 ME 136, ¶ 10, 985 A.2d 508, that (1) Mechanics acquired an interest in the property through foreclosure; (2) the Town failed to send notice of the tax liens against and impending foreclosure of the property to the record owner, *see* 36 M.R.S. §§ 942, 943 (2014); (3) the Town acquired no interest in the property following its tax foreclosure, *see Blaney v. Town of Shapleigh*, 455 A.2d 1381, 1387 (Me. 1983); and (4) the Town thus had no interest in the property to convey to Hoffman's dissolved corporation.

The entry is:

Judgment affirmed.

On the briefs:

Howard Hoffman, appellant pro se

Sonia J. Buck, Esq., Linnell, Choate & Webber, LLP, Auburn,
for appellee Mechanics Savings Bank

The Town of Richmond did not file a brief

Sagadahoc County Superior Court docket number RE-2012-28
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