Tammy Hodgman

From:	Tammy Hodgman
Sent:	Thursday, August 6, 2026 10:50 AM
To:	'clientcare@fairhavenfundsrecovery.com'
Cc:	Veronica L. Meserve
Subject:	RE: Excess Funds List Request
Attachments:	Bid Results Lot 1.pdf; Bid Results Lot 2.pdf; Bid Results Lot 3.pdf; Bid Results Lot 4.pdf; Bid Results Lot 5.pdf; Bid Results Lot 6.pdf; Bid Sale Advertisement 2022 1019_Bat.pdf

Dear Ms. Zink,

This email serves as the statutory 5-day acknowledgement of your information request and our response.

Please note that the Maine Freedom of Access Act provides access to documents but does not require municipalities to compile information from several documents to fulfill a request. Please find the attached original advertisement from our last tax-acquired property sale and the bid results for each parcel.

Please note that the awards for the two Emily Lane (Lots 5 & 6) and two Hunts Drive parcels (Lots 3 & 4) were awarded to Mike Messer as the higher bidders backed out. The council acted on these awards at their meeting of November 10, 2022. The difference of Lot 1 Bid results and taxes due was provided to the previous owner who is now in subsidized housing. All other parcels were vacant lots or abandoned property.

We have not had any tax acquired property sales since this time. Laws have changed which requires more upfront costs to municipalities. The Town of Windham makes every effort to negotiate payment arrangements with property owners even after automatic foreclosure.

Thank you,

Tammy Hodgman
Executive Assistant and Website Coordinator |Public Access Officer | tahodgman@windhammaine.us
Town of Windham | Office of the Town Manager
8 School Road | Windham, ME 04062 | www.windhammaine.us
Ph. 207.892.1907 | Fax 207.892-1910

PUBLIC HOURS: Monday 7:00-5:00 Tuesday 7:00-6:00 Wednesday 7:00-5:00 Thursday 7:00-4:00

TOWN OF WINDHAM MAINE

From: Veronica L. Meserve <vlmeserve@windhammaine.us>
Sent: Tuesday, August 4, 2026 7:03 AM
To: Tammy Hodgman <tahodgman@windhammaine.us>
Subject: FW: Excess Funds List Request

Veronica Meserve
Tax Specialist
Town of Windham
8 School Rd
Windham, ME 04062
207-892-2511

From: Maia Zink <clientcare@fairhavenfundsrecovery.com>
Sent: Monday, August 3, 2026 5:12 PM
To: taxes@windhammaine.us
Subject: Excess Funds List Request

Warning: Unusual sender <clientcare@fairhavenfundsrecovery.com>
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

FAIRHAVEN
FUNDS RECOVERY SPECIALISTS

Greetings,

This email is a formal request for a copy of your municipality's “excess funds list,” which I believe is maintained by your department. In case of any confusion, by “excess funds” this request refers to monies collected when a property is sold at tax sale which are over and above the amount of property taxes/penalties and interest owed. I am only looking for uncollected excess funds on unredeemed properties.

The information sought is: the date of the tax sale, name of owner at the time of the tax sale, the tax identification number (sometimes called “Parcel Number” or “Parcel Identifier” or “Folio Number”), either the property address or owner’s mailing address, and the amount of surplus funds due the owner. If you have some portion of the above information available, I am interested in what you do have available.

If you have these records in electronic format such as PDF, Excel or CSV files, receiving the document in these formats is preferred. Otherwise, please let me know whether there is a cost to obtain a hard copy of your list, as well as where and to whom payment for a hard copy should be mailed.

If you could please reply with the frequency of your tax sale auctions as well I would greatly appreciate it.

If your department does not maintain a list of excess funds, any advice on how I could collect that information from existing files you have would be very much appreciated!

If I have reached the wrong department, I would very much appreciate this email being forwarded to the correct department, with a carbon copy including me at clientcare@fairhavenfundsrecovery.com

If there is anything I can do to aid or expedite the process, please let me know, as I'm eager to do whatever I can to make your job easier.

Sincere thanks,

Maia Zink
Owner | Funds Recovery Expert
Fairhaven Funds Recovery
(206)384-9219
8:00AM – 5:00PM Pacific Time
www.fairhavenfundsrecovery.com