



NOTICE OF TAX SALE

The residents and nonresident owners, lien holders, and mortgagees of lands in the Town of Fairlee, in the County of Orange, are hereby notified that taxes assessed by the Town of Fairlee for the tax years indicated below remain either in whole or in part unpaid, on the following described lands and premises in the Town, to wit:

Property 1. Mark Edward Scott, Lauren Richmond Scott f/k/a Lauren Scott Wacker, and Lee Ford Scott, f/k/a Lisa Fay Scott. Parcel No. M232026.000. Tax Years 2019, 2020, 2021, and 2022. Being the same lands and premises conveyed to Mark Edward Scott, Lauren Richmond Scott f/k/a Lauren Scott Wacker, and Lee Ford Scott, f/k/a Lisa Fay Scott by the Affirming and Amending Deed of John I. Scott a/k/a John Irving Scott, dated January 3, 2002 and recorded at Book 59, Pages 66 – 71 of the Fairlee, Vermont land records. Also being the same lands and premises described in the Warranty Deed from John Irving Scott to Mark Edward Scott, Lauren Wacker Scott, and Lisa Fay Scott, dated November 27, 1987 and recorded at Book 40, Pages 219-223 of the Fairlee, Vermont land records. Being a parcel of land containing 0.3 acres, more or less, and camp with associated improvements located at 2503 Lake Morey Road in Fairlee.

Property 2. Arthur Devoid and Earl Lawrence, Jr. Parcel No. 0232129.000. Tax Years 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, and 2022. Being the same lands and premises conveyed to Arthur Devoid and Earl Lawrence, Jr. by Warranty Deed of Ernest Lavoie and Florence D. Lavoie, dated May 11, 1963 and recorded at Book 24, Pages 33-34 of the Fairlee, Vermont land records. Being a parcel of land containing 0.31 acres, more or less, located at 97 Redmond Road in Fairlee.

Property 3. Thomas D. McCarthy, Jr. Parcel No. 0060034.000 Tax Years 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, and 2022. Being the same lands and premises conveyed to Thomas D. McCarthy, Jr. by Quitclaim Deed of Thomas D. McCarthy and Marie McCarthy, dated December 19, 2006 and recorded at Book 69, Pages 261-62 of the Fairlee, Vermont land records. Being a parcel of land containing 2.4 acres, more or less, and dwelling and rental units with associated improvements located at 1606 U.S. Route 5 North in Fairlee.

Reference is hereby made to the above-mentioned instruments, the records thereof, the references therein made, and their respective records and references in further aid of these descriptions.

So much of said lands and premises will be sold at public auction at the Fairlee Town Office, 75 Town Common Road, Fairlee, Vermont on Thursday, October 5, 2023, at 10:00 a.m., as shall be required to discharge taxes with interest, costs, penalties, and fees unless previously paid.


Property owners, mortgagees, and lienholders may pay such taxes, interest, costs, penalties, and fees by cash or bank check made payable to the Town of Fairlee. At tax sale, successful bidders must pay in full by cash or bank check. No other payments accepted. The Town of Fairlee and James W. Barlow, Esq. give no opinion as to the marketability of title to the above-referenced property. The property is sold "as is." Information regarding the amount of taxes, interest, costs, penalties, and fees due may be obtained from James W. Barlow, Esq., jim@vtlocalgovlaw.com (802) 274-6439

Pursuant to 32 V.S.A. §5254(b), an owner of property being sold for taxes may request in writing, not less than twenty-four (24) hours prior to the tax sale, that only a portion of the property be sold. Such request must clearly identify the portion of the property to be sold and be accompanied by a certification from the District Environmental Commission and the Town zoning administrative officer that the portion identified may be subdivided and meet the minimum lot size requirements. If the portion identified by the taxpayer cannot be sold for the unpaid tax and costs, then the entire property will be sold to pay such unpaid tax and costs.

Taxpayers are further advised of their right to have a hearing before the Town of Fairlee Board for the Abatement of Taxes under the provisions of 24 V.S.A. §1535. Taxpayers wishing to have such a hearing must contact Town Clerk Julie Smith to request a hearing.

If this property is your primary residence, you may be able to get help with delinquent property tax and utility payments through the Vermont Homeowner Assistance Program (VHAP). VHAP can help you avoid tax sale and transfer of your property by paying delinquent property taxes, water and sewer charges, interest, and penalties. You can apply for VHAP online at vermonthap.vhfa.org. For advice about the program and help completing the application, call Vermont Legal Aid at 1-800-889-2047. If you apply for VHAP, you must notify your town in writing, and your property will not be sold or transferred while your application is pending.

Dated at Fairlee, Vermont, this 17 day of August 2023.


JASON BACHUS
Collector of Delinquent Taxes
Town of Fairlee, Vermont

Received for Record at Fairlee, VT
On 08/17/2023 At 9:30:00 am

Attest: 
Town Clerk