

NOTICE OF TAX SALE

The residents and nonresident owners, lien holders, and mortgagees of lands in the Town of Barnet, in the County of Caledonia, are hereby notified that the taxes assessed by the Town of Barnet for the 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. 492 Route 5, LLC. Parcel No. 0025-01-40. Tax Years 2023, 2024, 2025. Being all the same lands and premises conveyed to 492 Route 5, LLC by Warranty Deed of James Kendall, dated August 29, 2019, and recorded at Book 150, Page 667 of the Barnet Land Records. Being a parcel of land, dwelling, and improvements located at 492 U.S. Route 5 North.

PROPERTY 2. West Hill Homes, LLC. Parcel No. 0025-01-39. Tax Years 2024, 2025. Being all the same lands and premises conveyed to West Hill Homes, LLC by Warranty Deed of 504 Route 5, LLC, dated March 29, 2022, and recorded at Book 157, Page 558 of the Barnet Land Records. Being a parcel of land, dwelling, and improvements located at 504 U.S. Route 5 North.

PROPERTY 3. James S. Kendall and Jere Stephen Kendall. Parcel No. 0025-01-10. Tax Years 2023, 2024, 2025. Being two separately deeded properties, which are assessed together as a single tax parcel: (1) all the same lands and premises conveyed to James S. Kendall and Jere Stephen Kendall by Warranty Deed of Marvin R. Kendall, dated March 18, 1997, and recorded at Book 96, Page 51 of the Barnet Land Records; and (2) all the same lands and premises conveyed to James S. Kendall and Jere S. Kendall by Administrator's Deed of Lorrain Racine, Administrator of the Estate of Elsie M. Rivers, dated June 20, 1997, and recorded at Book 96, Page 336 of the Barnet Land Records. Being the lands, dwellings, and improvements located at 75 and 109 Inwood Lane.

PROPERTY 4. James S. Kendall. Parcel No. 0025-01-41. Tax Years 2024, 2025. Being all the same lands and premises conveyed to James S. Kendall by Warranty Deed of Barnet Town School District, dated October 18, 1989, and recorded at Book 82, Page 177 of the Barnet Land Records. Being a parcel of land, dwelling, and improvements located at 442 U.S. Route 5 North.

So much of said lands and premises will be sold at public auction at the Barnet Town Office, 154 Church Street, Barnet, on Thursday, October 29, 2026, at 10:00 a.m., as shall be required to discharge taxes with costs and fees unless previously paid.

Property owners, mortgagees, and lienholders may pay such taxes, interest, costs, penalties, and fees by cash or bank check payable to the Town of Barnet. Prospective bidders are advised to conduct an independent investigation of the properties and title. The Town makes no warranties, express or implied, including, without limitation, any warranty of marketable title. All properties are sold as-is, where-is. Successful bidders must pay the purchase price in full by cash or bank check on the day of the tax sale. Failure to tender full payment on the day of sale shall result in forfeiture of the bid.

Information regarding the current amount of taxes, interest, costs, penalties, and fees due may be obtained from James W. Barlow, Esq., Attorney for the Town of Barnet, PO Box 172, Danville, VT 05828. 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 must be accompanied by a certification from the District Environmental Commission and the Town zoning administrative officer that the portion

identified may be subdivided and meets 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 may be sold to pay such tax and costs.

Taxpayers are advised that they may request abatement of taxes, interest, penalties, or collection fees from the Town of Barnet Board for the Abatement of Taxes on one or more grounds set forth in 24 V.S.A. § 1535. To request abatement, a taxpayer should submit a request to Benjamin Heisholt, Barnet Town Clerk, PO Box 15, Barnet, Vermont 05821. townclerk@barnetvt.org. (802) 633-2256.

Be advised that the owner, lien holder, or mortgagee, or the owner's, lien holder's or mortgagee's representatives or assigns, of lands sold for taxes shall have a right to redemption for a period of one year from the date of sale pursuant to 32 V.S.A. §5260.

Dated at Barnet, Vermont, this 21st day of August, 2026.



Jeremy Roberts
Collector of Delinquent Taxes
Town of Barnet, Vermont