

EAST MONTPELIER TAX SALE INFORMATION

Property: Amanda Blake and Gregory Allard, Tax Years 2016/2017 and 2017/2018. Parcel No. 10-051-000.

Being all the same lands and premises conveyed to Amanda Blake and Gregory Allard, husband and wife, by Warranty Deed of Sally A. Kelley, dated July 26, 2013, and recorded at Volume 123, Page 461 of the East Montpelier Land Records. Being a parcel of land, dwellings, and other improvements located at 2784 U.S. Route 2 in East Montpelier and consisting of 0.91 acre, more or less.

Sale Location: East Montpelier Town Office, 40 Kelton Road, East Montpelier, Vermont.

Date of Sale: Thursday, March 7, 2019, 10:00 AM

Tax Collector: C. Bruce Johnson, Collector of Delinquent Taxes, 40 Kelton Road, East Montpelier, Vermont (802) 223-3313.

Form of Sale: Auction to the highest bidder. Properties are sold "as is, where is," in accordance with the provisions of 32 V.S.A. Chapter 133, Subchapter 9, with no guarantees or warranties, expressed or implied.

Payment: Only cash or bank check accepted. No personal checks. Payment must be delivered to the Delinquent Tax Collector by 3:00 PM on the day of sale. Checks must be made payable to Town of East Montpelier.

Minimum Bid: The total amount of taxes, interest, penalties, legal fees, and costs of sale owed. If there are no other bidders, the Town may bid.

Redemption: Delinquent taxpayers, mortgagees and lien holders have one year from the date of sale to redeem the property by paying the purchase price paid at the tax sale, plus accrued interest at a rate of 1% per month or fraction thereof. See 32 V.S.A. §5260. If the IRS holds a lien on the property, it will have an additional 120 days to redeem. During the redemption period, bidders have no right of possession and may not enter the property without the permission of the owner.

Unpaid property taxes, interest and penalties for tax year 2018/2019 may be owed for the property. If the property is not redeemed and delinquent taxes, interest and penalties for tax year 2018/2019 are not paid, the successful purchaser will take the property subject to the Town's lien for delinquent taxes, interest and penalties owed for tax year 2018/2019.

If the property is not redeemed, the purchaser will receive a Tax Collector's deed with no warranties of title. See 32 V.S.A. §5261. The Vermont Department of taxes takes the position that its liens are not extinguished by the tax sale. Prospective purchasers are encouraged to thoroughly examine title to the tax sale property. The purchaser must file a Vermont property transfer tax return and pay the transfer tax when the purchaser files the deed with the Town Clerk for recording. See 32 V.S.A. §§9604-6.

The Town of East Montpelier will not be liable to the successful bidder or any other party for any loss or damage to the property during the redemption period.

Excess Proceeds: Excess sale proceeds, if any, will be held by the Town of East Montpelier in an interest-bearing escrow account. If a property is not redeemed, the excess proceeds will be paid over to the delinquent taxpayer in accordance with Vermont law.

Bidder's Signature: _____

Print Name: _____