

NOTICE OF TAX SALE

The resident and non-resident owners, lien holders and mortgagees of lands in the Town of Canaan, in the County of Essex and State of Vermont, are hereby notified that the taxes assessed by the said Town of Canaan for the year 2020 and 2021, remain either in whole or in part unpaid on the following described land and premises in said town, to wit:

PARCEL NO. 1:

Name of Taxpayer: MARTIN DESBIENS

Description of Property: It being all and the whole of the same land and premises conveyed by Warranty Deed dated August 31, 2009 and recorded in Book 57, Pages 236-237 of the Town of Canaan Land Records from Walter Potz and Joanne Potz to Martin Desbiens.

<u>YEAR</u>	<u>AMOUNT OF TAXES COLLECTOR'S FEES, INTEREST AND COSTS</u>
2020	\$1,225.26
2021	925.70

PARCEL NO. 2:

Name of Taxpayer: DENIS J. GILBERT & MARY-ANN P. GILBERT

Description of Property: It being all and the whole of the same land and premises conveyed by Warranty Deed dated April 26, 1990 and recorded in Book 35, Pages 545-546 of the Town of Canaan Land Records from Paul B. Jackson and Constance B. Jackson to Denis J. Gilbert and Mary-Ann P. Gilbert.

<u>YEAR</u>	<u>AMOUNT OF TAXES COLLECTOR'S FEES, INTEREST AND COSTS</u>
2020	\$1,382.02
2021	1,119.60

PARCEL NO. 3:

Name of Taxpayers: 2019 CASTLE LLC
ARTHUR KEYSER & JENNIFER KEYSER

Description of Property: It being all and the whole of the same land and premises conveyed by Quit Claim Deed dated July 25, 2019 and recorded in Book 66, Page 609 of the Town of Canaan Land Records from Bank of America, N.A. to 2019 Castle LLC, said property subsequently having been conveyed by Limited Warranty Deed dated June 18, 2020 and recorded in Book 67, Pages 523-525 of the

Town of Canaan Land Records from 2019 Castle LLC to Arthur Keyser and Jennifer Keyser, with the exception of that utility easement conveyed by Utility Easement dated August 14, 2020 and recorded in Book 68, Page 46 of the Town of Canaan Land Records from Arthur Keyser and Jennifer Keyser to Vermont Electric Cooperative, Inc.

<u>YEAR</u>	<u>AMOUNT OF TAXES COLLECTOR'S FEES, INTEREST AND COSTS</u>
2020	\$3,476.24
2021	3,113.36

PARCEL NO. 4:

Name of Taxpayer: FINER FARM LLC

Description of Property: It being all and the whole of the same land and premises conveyed by Warranty Deed dated March 5, 2007 and recorded in Book 54, Page 233 of the Town of Canaan Land Records from Diane Witham to Finer Farm, LLC.

<u>YEAR</u>	<u>AMOUNT OF TAXES COLLECTOR'S FEES, INTEREST AND COSTS</u>
2020	\$9,083.47
2021	8,184.34

And such lands and premises will be sold at public auction at the Canaan Town Office, 318 Christian Hill in the Town of Canaan, Vermont, a public place within said municipality, on the 3rd day of May, 2022, as per the following schedule:

PARCEL NO. 1 - 9:30 A.M.	PARCEL NO. 2 - 9:35 A.M.
PARCEL NO. 3 - 9:40 A.M.	PARCEL NO. 4 - 9:45 A.M.

unless such taxes and respectively assessed against the aforesaid properties, together with costs, interest and fees, shall have been previously paid.

Pursuant to Title 32, Section 5254 (b), Vermont Statutes Annotated, 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 of Canaan zoning administrative officer that the portion identified may be subdivided and meets the minimum lot size requirements. In the event that the portion so identified by the taxpayer cannot be sold for the amount of 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 Canaan Board for the Abatement of Taxes in

accordance with the provisions of Title 24, Section 1535, Vermont Statutes Annotated. Taxpayers wishing to have such a hearing must contact the Canaan Town Clerk to request such a hearing.

Dated at the Town of Canaan, Vermont, this 11 day of March, 2022.

ATTEST: Dencie Cunningham
Dencie Cunningham, Tax Collector for the
Town of Canaan, Vermont