

VERMONT SUPERIOR COURT
Orleans Unit

CIVIL DIVISION
Case No. 25-CV-01985

Union Bank,
Plaintiff

v.

Kevin D. Lawes and Occupants Residing at
1648 South Barton Road, Barton, Vermont,
Defendant

NOTICE OF SALE

According to the terms and conditions of a Judgment Order and Decree of Foreclosure by Judicial Sale in the matter of *Union Bank v. Kevin D. Lawes and Occupants Residing at 1648 South Barton Road, Barton, Vermont*, dated July 18, 2025, issued by the Vermont Superior Court, Orleans Unit Civil Division, Case No. 25-CV-01985, foreclosing the following described mortgage: Mortgage Deed from Kevin D. Lawes to Union Bank dated January 15, 2016, and of record in Book 173 at Pages 524-537 of the Barton Land Records, **the land and premises will be sold at public auction at 11:00 A.M. on Tuesday, July 28, 2026, at 1648 South Barton Road, Barton, Vermont, more particularly described as follows:**

Being all and the same land and premises conveyed to Kevin D. Lawes by the Warranty Deed of Ronald S. Sleeper dated January 15, 2016, and of record in Book 173 at Page 523 of the Barton Land Records.

The land and premises are subject to the terms and conditions of State of Vermont, Agency of Natural Resources Permit WW-7-4943 dated July 30, 2018, and of record in Book 180 at Pages 690-693 of the Barton Land Records.

Being a parcel of land consisting of 6.0 acres, more or less, with a dwelling house located at 1648 South Barton Road in Barton, Vermont.

Reference is made to the above-noted deed and its record and to all former instruments and their records for a more particular description of the land and premises.

TERMS OF SALE

The premises will be sold to the highest bidder. The purchaser at the sale will be required to pay the sum of \$10,000.00 (or less if acceptable to the Union Bank) in cash, certified funds, by treasurer's check or cashier's check, made payable to the Thomas Hirschak Company (or by wire

transfer, if arrangements for wire transfer are made in advance, confirmation of wire transfer is available before commencement of sale and bidder pays additional fees required for wire transfer); and will pay the remaining balance of 10% of the highest bid to the Thomas Hirschak Company within seven days of the date of sale and will pay the balance of the highest bid price within 14 days of the issuance of an order of confirmation by the Vermont Superior Court. The successful bidder will be required to sign a purchase and sale agreement, unless the Union Bank is the highest bidder. If the successful bidder fails to complete the purchase of the premises as required by the agreement, the \$10,000.00 (or less if acceptable to the Union Bank) deposit will be forfeited to Union Bank. Therefore, the deposit is non-refundable.

The premises shall be sold in an as is condition with any and all faults, including property contaminated with mold, with no representations or warranties, express or implied, of any kind, and subject to any and all current and delinquent real estate taxes, any and all electric, water, sewer or other assessments and municipal assessments including late fees, charges and interest, for which the highest bidder shall be fully responsible. The successful bidder is required to purchase the premises whether or not the premises is in compliance with local, State or Federal land use laws, regulations or permits. Title to the premises will be conveyed without warranties by order of confirmation of the Vermont Superior Court.

In no event is Union Bank responsible for obtaining any permits, amended permits or amnesty from permits to comply with any State, Federal or municipal law, regulation or ordinance or for any reason whatsoever.

Union Bank shall also not be responsible for making any repairs, upgrades and/or treatments to the premises.

The premises shall be sold subject to all existing building boundary lines, if established, easements and restrictions of record, and subject to all laws, ordinances and regulations affecting the premises.

Other terms to be announced at the sale. For additional information, please contact Tyler Hirschak, Thomas Hirschak Company, 1878 Cadys Falls Road, Morrisville, VT 05661, tyler@thcauction.com, 1-800-634-7653, or David Polow, Esq., attorney for Union Bank, P.O. Box

130, Hyde Park, VT 05655, 802-888-7707, dpolow@polowlaw.com.

Union Bank

By: /s/ David Polow
David Polow, Esq., Attorney for Union Bank