

NOTICE OF TAX SALE

The resident and non-resident owners, lien holders and mortgagees of real properties in the Town of Montgomery, County of Franklin and State of Vermont are hereby notified that the taxes assessed by such Town for the years 2020, 2021 and 2022 remain, either in whole or in part, unpaid on the following described real property in such Town, to wit:

Parcel No. 1: Being a parcel of land, together with any improvements thereon, containing 11.76 acres, more or less, all and the same land and premises conveyed to Matthew Lareau by Warranty Deed of Robert A. Lemire dated July 20, 2016 and recorded in Book 93, Page 232 of the Land Records of the Town of Montgomery. Said parcel is subject to a 50-foot right of way leading from Town Highway # 12 to the Siliauskas parcel, so-called, to a right of way in favor of Warren and Agatha Blodgett, to the restrictive covenants set forth in the deed from West Hill Associates, Inc. to W. Scott Symons date October 3, 1970 and recorded in Book 31, Page 118 of said land records, and to the terms and conditions of Wastewater System and Potable Water Supply Permit WW-6-2484 dated February 10, 2012 and recorded in Book 86, Page 268 of said land records.

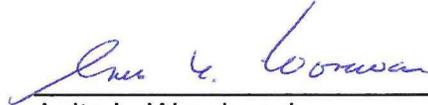
Parcel No. 2: Being the same lands and premises conveyed to Roland Manosh by Final Decree of Distribution for the Estate of Roland Manosh, the taxpayer's father, dated February 12, 2020 and recorded in Book 99, Page 580 of the Land Records of the Town of Montgomery, which land and premises were conveyed to the taxpayer's father by (1) Amended Decree of Distribution for the Estate of Sadie Manosh dated April 18, 1988 and recorded in Book 41, Page 217 of the Land Records of the Town of Montgomery and (2) Degree of Distribution for the Estate of Floyd Manosh dated July 21, 1988 and recorded in Books 41, Page 218 of the Land Records of the Town of Montgomery.

Parcel No. 3: Being two lots of land, together with any buildings thereon, located on the north side of Black Falls Road, the first containing 25 acres, more or less, and being the same land and premises conveyed to Jarred [sic] M. Marshall by Warranty Deed of Stephen C. Farrar dated November 2, 2009 and recorded in Book 82, Page 155 of the Land Records of the Town of Montgomery and the second containing 10.1 acres, more or less, and being the same land and premises conveyed to Jared M. Marshall by Administrator's Deed of Stephen Farrar, Administrator of the Estate of Lee Stuart Farrar, dated November 20, 2021 and recorded in Book 101, Page 591 of said land records. That portion of the first lot may be subject to rights in and to Black Falls Road, and the first lot is subject to "Deferral of Permit."

Parcel No. 4: Being all and the same land and premises conveyed to Leo E. Mills and Diane . Mills by Warranty Deed of Sandra A. Murphy dated July 28, 2014 and recorded in Book 90, Page 560 of the Land Records of the Town of Montgomery.

And all, or a properly noticed and certified portion, of said real properties will be sold at public auction at the Office of the Town Clerk of the Town of Montgomery, a public place in such Town, on the 2ND day of MARCH, 2023 at 2:00 p.m., as shall be requisite to discharge such taxes with interest, fees and costs, unless previously paid.

Dated at Montgomery, Vermont, this 23 day of January, 2023.



Anita L. Woodward
Collector of Taxes of Montgomery

If a taxpayer or lienholder wishes to pay the delinquent taxes, costs, interest and fees, please contact the tax collector's attorney, Michael S. Gawne, at 42 North Main Street, P.O. Box 810, St. Albans, Vermont 05478 or (802) 524-6211.

MONTGOMERY TOWN CLERK OFFICE
RECEIVED FOR RECORD/DISCHARGE
Jan 24 A.D. 2023 at 12 o'clock 0 min. P M
Recorded in Vol. <u>106</u> Page(s) <u>496-7</u>
of Montgomery Land Records
Attest <u>Jeremy M. Redfield</u> Clerk