

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 2021 – 2025 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 with the improvements thereon, located north of but not adjacent to Black Falls Road, containing ten acres, more or less, and commonly known as 3505 Black Falls Road, and being all and the same land and premises conveyed to Sam Blouin and Charlotte Blouin by Warranty Deed of Travis A. Steinhour and Amanda Steinhour dated June 2, 2005 and recorded in Book 72, Page 86 of the Land Records of the Town of Montgomery. Also included herewith is all right, title and interest Sam Blouin and Charlotte Blouin have in and to a right of way across the Farrar property, so-called. Said parcel is subject to a right of way of Farrar and the successors and assigns of Farrar across a meadow leading to a logging road.

Parcel No. 2: Being the land 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 had been conveyed to Sadie Manosh by Warranty Deed of Anna Haile dated May 28, 1942 and recorded in Book 23, Page 252 of the Land Records of the Town of Montgomery. The taxpayer’s father had acquired a two-thirds interest in said land and premises by the Amended Decree of Distribution for the Estate of Sadie Manosh dated April 18, 1988 and recorded in Book 41, Page 217 of said land records of the Town of Montgomery and the remaining one-third interest by the Degree of Distribution for the Estate of Floyd Manosh dated July 21, 1988 and recorded in Books 41, Page 218 of said land records.

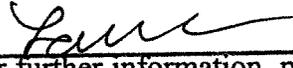
Parcel No. 3: Being the land and premises conveyed to Roland Manosh, Stewart Steven Manosh, Peggy Lynn Manosh and Terry S. Carney by Final Decree of Distribution for the Estate of Roland Manosh, the taxpayers’ father, dated February 12, 2020 and recorded in Book 99, Page 580 of the Land Records of the Town of Montgomery. Said land and premises was acquired by the taxpayers’ father and Peggy Manosh, the taxpayers’ mother, through the Warranty Deed to their parents dated August 23, 1973 and recorded in Book 31, Page 341 of the Land Records of the Town of Montgomery.

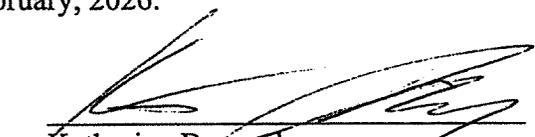
Parcel No. 4: Being all and the same land and premises commonly known as 271 Main Street and conveyed to Leo E. Mills and Diane Mills by Warranty Deed of Sandra A. Murphy dated July 28, 2014 and recorded in Book 90, Page 560 of the Land Records of the Town of Montgomery.

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 27th day of April, 2026 at 2:00 p.m., as shall be requisite to discharge such taxes with interest, fees and costs, unless previously paid.

Be advised that the owner or mortgagee, or the owner’s or mortgage’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 VSA § 5260.

Dated at Montgomery, Vermont, this 5th day of February, 2026.

MONTGOMERY TOWN CLERK OFFICE	
RECEIVED FOR RECORD/DISCHARGE	
219 A.D. 2026	at 4 o'clock 00 min. P M
Recorded in Vol. 113	Page(s) 273
of Montgomery Land Records	
Attest 	Clerk


Katherine Barnard
Collector of Taxes of Montgomery

For further information, please contact the tax collector's attorney, Cahill, Gawne, Miller & Manahan, P.C., at 30 Congress Street, Suite 202 or P.O. Box 810, St. Albans, Vermont 05478 or (802) 524-6211.