



CITY OF RUTLAND
CITY HALL
P.O. BOX 969
RUTLAND, VT 05702-0969
www.rutlandcity.org
802-773-1800 • FAX 802-773-1809

OFFICE OF THE CITY TREASURER

NOTICE OF TAX SALE

Lands of Barbara Rowell (now deceased)
114 Gibson Avenue
City of Rutland, Vermont

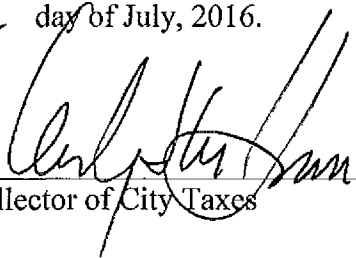
The resident and non-resident owners, lienholders and mortgagees of lands in the City of Rutland, County of Rutland, are hereby notified that the taxes assessed by such city for the years 2012, 2013, 2014, 2015 and 2016, and water and sewer charges for 2013 and 2014 remain, either in whole or in part, unpaid on the following described lands in such city, to wit:

Being all and the same lands and premises conveyed to Lois B. Rowell (now deceased) and Barbara R. Hinton (now deceased) as joint tenants, by Quitclaim Deed of Donald M. French, dated August 31, 1966 and recorded in Book 134 at Pages 685-687 of the City of Rutland Land Records.

For a more particular description, reference may be had to the City of Rutland Land Records.

and so much of such lands will be sold at public auction at the Aldermanic Chambers on the second floor of Rutland City Hall, a public place in such city, on the 6th day of September, 2016 at 10:00 o'clock a.m. as shall be requisite to discharge such taxes with costs and fees, unless previously paid.

Dated at City of Rutland, Vermont this *27th* day of July, 2016.


Collector of City Taxes



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OFFICE OF THE CITY TREASURER

July 27, 2016

Mark E. Davis
4800 Weathersfield Center Road
Springfield, VT 05156

Re: Tax sale of Barbara Rowell property located at: 114 Gibson Avenue, City of Rutland, VT

Dear Mr. Davis:

We have scheduled a tax sale of the above-mentioned property in the City of Rutland, which is owned by the Estate of Barbara Rowell, for September 6, 2016 at 10:00 a.m. A copy of the Notice of Tax Sale is enclosed herewith.

You can prevent this tax sale by paying the delinquent taxes, water and sewer charges, accrued interest, legal fees and costs before that date. The amounts due at present (including interest calculated through July 15, 2016) are as follows:

Principal Amount of	
Real Property Taxes:	\$12,832.19
Water and Sewer Charges:	\$301.26
Interest to date:	\$2753.84
Additional Interest	\$128.33
Total Collector's Fee:	\$1,016.74
Penalty:	\$688.86
Estate Expenses	\$617.36
Legal Fees:	\$1,925.00
Advertising:	\$469.14
Postage:	\$6.47
Recording Fees:	<u>\$20.00</u>
TOTAL:	\$20,759.19

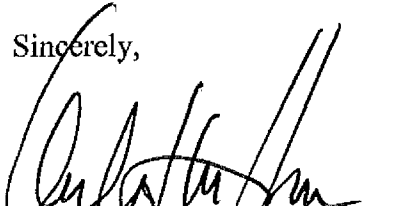
Additional interest will continue to accrue at the rate established by the City of Rutland and may be added to the total listed above. The costs associated with the required publication of the enclosed Notice of Tax Sale, the expenses relating to the probate proceeding, the mailing expense and recording fees have been estimated. If payment is made before all of the advertisements have been published, you may be entitled to a refund.

Mark E. Davis
July , 2016
Page 2

If you believe the value of the property at 114 Gibson Avenue significantly exceeds the amount of tax due, you have the right to designate what portion of the property will be offered at tax sale. In that instance, you must provide the City of Rutland with a certification that the portion identified meets zoning and Act 250 criteria for subdivision. If the portion identified by you cannot be sold for the full amount of taxes and costs owed to the City of Rutland at the time of the sale, the tax collector will proceed to sell the entire property. A copy of 32 V. S. A. § 5254 is enclosed.

If you plan to pay the full amount owed prior to the tax sale, you should contact Katie at the City Treasurer's Office (802-773-1800 ext. 273) to get up-to-date figures on interest and costs.

Sincerely,



Collector of Delinquent Taxes
City of Rutland

Enclosure



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OFFICE OF THE CITY TREASURER

July 27th, 2016

Johna L. Therrien
43 Center Street
Laconia, NH 03246

Re: Tax sale of Mary West property located at: 114 South Street, City of Rutland, VT

Dear Johna:

We have scheduled a tax sale of the above-mentioned property in the City of Rutland, which is owned by the Estate of Mary West, for September 6, 2016 at 10:00 a.m. A copy of the Notice of Tax Sale is enclosed herewith. You are receiving this notice because the City of Rutland believes you have applied to be the fiduciary of the Mary West Estate.

You can prevent this tax sale by paying the delinquent taxes, water and sewer charges, accrued interest, legal fees and costs before that date. The amounts due at present (including interest calculated through July 15, 2016) are as follows:

Principal Amount of	
Real Property Taxes:	\$15,824.40
Water and Sewer Charges:	\$10,329.11
Interest to date:	\$7,177.56
Additional Interest	\$158.26
Total Collector's Fee:	\$2,092.31
Penalty:	\$1,307.69
Estate Expenses	\$449.44
Legal Fees:	\$3,025.00
Advertising:	\$452.97
Postage:	\$19.41
Recording Fees:	<u>\$20.00</u>
TOTAL:	\$40,856.15

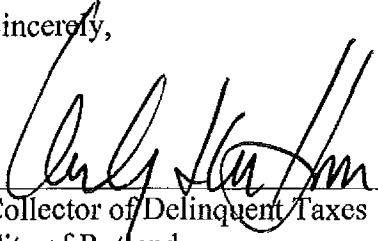
Additional interest will continue to accrue at the rate established by the City of Rutland and may be added to the total listed above. The costs associated with the required publication of the enclosed Notice of Tax Sale, the expenses relating to the probate proceeding, the mailing expense and recording fees have been estimated. If payment is made before all of the advertisements have been published, you may be entitled to a refund.

Johna L. Therrien
July , 2016
Page 2

If you believe the value of the property at 114 South Street significantly exceeds the amount of tax due, the Mary West Estate has the right to designate what portion of the property will be offered at tax sale. In that instance, the City of Rutland must be provided with a certification that the portion identified meets zoning and Act 250 criteria for subdivision. If the portion identified cannot be sold for the full amount of taxes and costs owed to the City of Rutland at the time of the sale, the tax collector will proceed to sell the entire property. A copy of 32 V. S. A. § 5254 is enclosed.

If you plan to pay the full amount owed prior to the tax sale, you should contact Katie at the City Treasurer's Office (802-773-1800 ext. 273) to get up-to-date figures on interest and costs.

Sincerely,



Cheryl K. Smith
Collector of Delinquent Taxes
City of Rutland

Enclosure



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OFFICE OF THE CITY TREASURER

NOTICE OF TAX SALE

Lands of Mary E. West (now deceased)
114 South Street
City of Rutland, Vermont

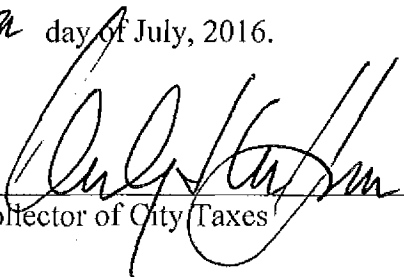
The resident and non-resident owners, lienholders and mortgagees of lands in the City of Rutland, County of Rutland, are hereby notified that the taxes assessed by such city for the years 2011, 2012, 2013, 2014, 2015 and 2016, and water and sewer charges for 2011, 2012, 2013, 2014, 2015 and 2016 remain, either in whole or in part, unpaid on the following described lands in such city, to wit:

Being all and the same lands and premises conveyed to Mary E. West by Quitclaim Deed of William T. West and Mary E. West, husband and wife, dated April 29, 1997 and recorded in Book 363 at Pages 193-194 of the City of Rutland Land Records.

For a more particular description, reference may be had to the City of Rutland Land Records.

and so much of such lands will be sold at public auction at the Aldermanic Chambers on the second floor of Rutland City Hall, a public place in such city, on the 6th day of September, 2016 at 10:00 o'clock a.m. as shall be requisite to discharge such taxes with costs and fees, unless previously paid.

Dated at City of Rutland, Vermont this *27th* day of July, 2016.


Collector of City Taxes



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OFFICE OF THE CITY TREASURER

July 27, 2016

Mark E. Davis
4800 Weathersfield Center Road
Springfield, VT 05156

Re: Tax sale of Warren Bajan property located at: 78 Lafayette Street, City of Rutland, VT

Dear Mr. Davis:

We have scheduled a tax sale of the above-mentioned property in the City of Rutland, which is owned by the Estate of Warren Bajan, for September 6, 2016 at 10:00 a.m. A copy of the Notice of Tax Sale is enclosed herewith.

You can prevent this tax sale by paying the delinquent taxes, water and sewer charges, accrued interest, legal fees and costs before that date. The amounts due at present (including interest calculated through July 15, 2016) are as follows:

Principal Amount of	
Real Property Taxes:	\$6,367.20
Water and Sewer Charges:	\$119.64
Interest to date:	\$314.03
Additional Interest	\$63.68
Total Collector's Fee:	\$518.93
Penalty:	\$324.34
Estate Expenses	\$627.36
Legal Fees:	\$900.00
Advertising:	\$469.14
Postage:	\$6.47
Recording Fees:	<u>\$20.00</u>
TOTAL:	\$9,730.79

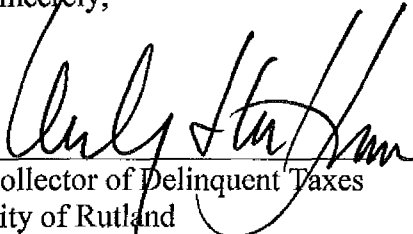
Additional interest will continue to accrue at the rate established by the City of Rutland and may be added to the total listed above. The costs associated with the required publication of the enclosed Notice of Tax Sale, the expenses relating to the probate proceeding, the mailing expense and recording fees have been estimated. If payment is made before all of the advertisements have been published, you may be entitled to a refund.

Mark E. Davis
July , 2016
Page 2

If you believe the value of the property at 78 Lafayette Street significantly exceeds the amount of tax due, you have the right to designate what portion of the property will be offered at tax sale. In that instance, you must provide the City of Rutland with a certification that the portion identified meets zoning and Act 250 criteria for subdivision. If the portion identified by you cannot be sold for the full amount of taxes and costs owed to the City of Rutland at the time of the sale, the tax collector will proceed to sell the entire property. A copy of 32 V. S. A. § 5254 is enclosed.

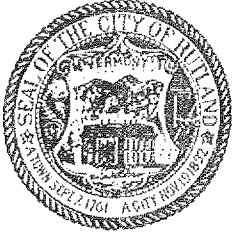
If you plan to pay the full amount owed prior to the tax sale, you should contact Katie at the City Treasurer's Office (802-773-1800 ext. 273) to get up-to-date figures on interest and costs.

Sincerely,



Collector of Delinquent Taxes
City of Rutland

Enclosure



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NOTICE OF TAX SALE

Lands of Warren Bajan (now deceased)
78 Lafayette Street
City of Rutland, Vermont

The resident and non-resident owners, lienholders and mortgagees of lands in the City of Rutland, County of Rutland, are hereby notified that the taxes assessed by such city for the years 2015 and 2016, and water and sewer charges for 2015 remain, either in whole or in part, unpaid on the following described lands in such city, to wit:

Being all and the same lands and premises conveyed to Warren Bajan (now deceased) and Helen Bajan (now deceased), as joint tenants, by Warranty Deed of Gloria Davis, Cheryl A. Martin and Erwin Winot dated November 28, 1997 and recorded in Book 369 at Pages 199-200 of the City of Rutland Land Records.

For a more particular description, reference may be had to the City of Rutland Land Records.

and so much of such lands will be sold at public auction at the Aldermanic Chambers on the second floor of Rutland City Hall, a public place in such city, on the 6th day of September, 2016 at 10:00 o'clock a.m. as shall be requisite to discharge such taxes with costs and fees, unless previously paid.

Dated at City of Rutland, Vermont this *27th* day of July, 2016.


Collector of City Taxes