

NOTICE OF TAX SALE

The resident and non-resident owners, lien holders and mortgagees of lands in the Town of Hardwick in the County of Caledonia and State of Vermont, are hereby notified that the taxes assessed by the said Town of Hardwick for the year 2019-2020, 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: **KENNETH R. ATKINS & RUTH ATKINS**

Description of Property:

It being all and the whole of the same land and premises conveyed by Warranty Deed dated September 7, 2001 and recorded in Book 109, Page 381 of the Town of Hardwick Land Records from Kenneth R. Atkins, Trustee of the Doris E. Atkins Revocable Trust of January 17, 1998, to Kenneth R. Atkins and Ruth Atkins, said premises having subsequently been conveyed by Warranty Deed dated June 27, 2019 and recorded in Book 152, Page 297 of the Town of Hardwick Land Records from Kenneth R. Atkins and Ruth Atkins to Susan G. Adams and Lauren L. Peck.

Amount of Taxes, Collector's Fees, Interest & Costs: \$846.75

PARCEL NO. 2:

Name of Taxpayer: **TIMOTHY BALDWIN**

Description of Property:

It being all and the whole of the same land and premises conveyed by Warranty Deed dated March 11, 2016 and recorded in Book 147, Pages 134-135 of the Town of Hardwick Land Records from Nancy A. Dimick, Linda J. Snyder, Kathryn G. Granai, Ruthellen Doyon, David L. Robinson and Donald Robinson to Timothy Baldwin.

Amount of Taxes, Collector's Fees, Interest & Costs: \$5,059.20

PARCEL NO. 3:

Name of Taxpayer: **DYLAN S. BENWAY**

Description of Property:

It being all and the whole of the same land and premises conveyed by Limited Warranty Deed dated January 8, 2015 and recorded in Book 145, Pages 134-135 of the Town of Hardwick Land Records from Vermont Housing Finance Agency to Dylan S. Benway.

Amount of Taxes, Collector's Fees, Interest & Costs: \$1,081.10

PARCEL NO. 4:

Name of Taxpayer: **BENJAMIN BLANCHARD & CHELSEA CHAFFEE**

Description of Property:

It being that 1990 Redman mobile home, serial number 12220716, 14' by 80' blue in color, located at 7 Evergreen Manor in said Town of Hardwick, said mobile home having been conveyed by JoAnn Marckres and Darryl Appleby to Ben Blanchard and Chelsea Chaffee by Mobile Home Bill of Sale dated March 15, 2012 and filed as No. 312 in the Town of Hardwick Mobile Home Bills of Sale.

Amount of Taxes, Collector's Fees, Interest & Costs: \$647.20

PARCEL NO. 5:

Name of Taxpayer: **LORI BRADBURY**

Description of Property:

It being all and the whole of the same land and premises conveyed by Quit Clam Deed dated January 11, 2011 and recorded in Book 137, Page 134 of the Town of Hardwick Land Records from Gregory P. Cook and Deborah A. Cook to Lori Bradbury.

Amount of Taxes, Collector's Fees, Interest & Costs: \$507.84

PARCEL NO. 6:

Name of Taxpayer: **PAUL C. BROCHU**

Description of Property:

It being all and the whole of the same land and premises conveyed by Warranty Deed dated September 29, 1989 and recorded in Book 82, Pages 306-307 of the Town of Hardwick Land Records from Albert G. Brochu and Darleen P. Brochu to Paul C. Brochu, as corrected by Quit Claim Deed dated January 25, 1990 and recorded in Book 83, Pages 158-159 of the Town of Hardwick Land Records from Albert G. Brochu and Darleen P. Brochu to Paul C. Brochu.

Amount of Taxes, Collector's Fees, Interest & Costs: \$1,222.72

PARCEL NO. 7:

Name of Taxpayer: **MARTHA M. DONOVAN & FRANCES M. DONOVAN,
TRUSTEES OF THE BUTTERNUT FARM NOMINEE TRUST**

Description of Property:

It being all and the whole of the same land and premises conveyed by two Warranty Deeds, both being dated August 19, 1997, from James A. Donovan and Grace M. Donovan to Martha M. Donovan and Frances M. Donova, as Trustees of the Butternut Farm Nominee Trust, one deed being recorded in Book 101, Pages 114-115 of the Town of Hardwick Land Records and the second being recorded in Book 101, Pages 116-117 of the Town of Hardwick Land Records.

Amount of Taxes, Collector's Fees, Interest & Costs: \$978.88

PARCEL NO. 8:

Name of Taxpayer: **JAY CAROLI**

Description of Property:

It being all and the whole of the same land and premises conveyed by Warranty Deed dated June 22, 2005 and recorded in Book 122, Page 120 of the Town of Hardwick Land Records from George W. Hay, Sr. to Jay Caroli.

Amount of Taxes, Collector's Fees, Interest & Costs: \$1,689.93

PARCEL NO. 9:

Name of Taxpayer: **ROBERT F. CLARK, JR. & NICHOLE R. CLARK**

Description of Property:

It being all and the whole of the same land and premises conveyed by Warranty Deed dated March 18, 2017 and recorded in Book 149, Page 17 of the Tow of Hardwick Land Records from Michael A. Bellavance and Deborah A. Bellavance to Robert F. Clark, Jr. and Nichole R. Clark.

Amount of Taxes, Collector's Fees, Interest & Costs: \$482.09

PARCEL NO. 10:

Name of Taxpayer: **ALICIA COLLETTI**

Description of Property:

It being all and the whole of the same land and premises conveyed by Warranty Deed dated January 9, 2009 and recorded in Book 132, Page 334 of the Town of Hardwick Land Records from David Nichols and Nicole Nichols to Alicia Colletti, with the exception of that certain easement conveyed by Easement Deed dated August 28, 2015 and recorded in Book 146, Page 264 of the Town of Hardwick Land Records from Alicia Colletti to the Town of Hardwick.

Amount of Taxes, Collector's Fees, Interest & Costs: \$2,882.97

PARCEL NO. 11:

Name of Taxpayer: **JESSE CONGER & RYAN CONGER**

Description of Property:

It being all and the whole of the same land and premises conveyed by Quit Claim Deed dated October 15, 1982 and recorded in Book 68, Pages 43-45 of the Town of Hardwick Land Records from Joyce Conger to Jesse Conger and Ryan Conger.

Amount of Taxes, Collector's Fees, Interest & Costs: \$793.21

PARCEL NO. 12:

Name of Taxpayer: **JOSHUA CROUSE & KELLY CROUSE**

Description of Property:

It being all and the whole of the same land and premises conveyed by Warranty Deed dated August 1, 2008 and recorded in Book 131, Page 454 of the Town of Hardwick Land Records from Michael J. Molleur to Joshua Crouse and Kelly Crouse.

Amount of Taxes, Collector's Fees, Interest & Costs: \$1,693.21

PARCEL NO. 13:

Name of Taxpayer: **KELLY DAVISON, SHANNON McCULLOUGH, STACEY WILLIAMS & SHERRIE WILLIAMS**

Description of Property:

It being all and the whole of the same land and premises conveyed by Quit Claim Deed dated January 13, 2004 and recorded in Book 118, Pages 21-22 of the Town of Hardwick Land Records from Lois Williams, now deceased, to Kelly Davison, Stacey Williams, Sherrie Williams and Shannon McCullough.

Amount of Taxes, Collector's Fees, Interest & Costs: \$1,999.27

PARCEL NO. 14:

Name of Taxpayer: **ROBERT EUGENE DRAGON & DONALD RAYMOND DRAGON**

Description of Property:

It being all and the whole of the same land and premises conveyed by Warranty Deed dated February 10, 2015 and recorded in Book 145, Pages 227-228 of the Town of Hardwick Land Records from Clifton A. Dragon to Robert Eugene Dragon and Donald Raymond Dragon, together with the 1988 Skyline Hampshire mobile home, 14'

x 70', serial number 2216-0117X located thereupon. The interest therein of Robert Eugene Dragon having been subsequently conveyed to Donald Raymond Dragon by Quit Claim Deed dated June 5, 2020 and recorded in Book 154, Page 60 of the Town of Hardwick Land Records.

Amount of Taxes, Collector's Fees, Interest & Costs: \$1,210.43

PARCEL NO. 15:

Name of Taxpayer: **DAVID DRAPER**

Description of Property:

It being an Eastland Mobile Home, Model 4102, Serial Number 7700775-A, 14'x 80', white, located at 29 Evergreen Manor in said Town of Hardwick, the same having been conveyed to David Draper by Mobile Home Bill of Sale filed as No. 226 in the Town of Hardwick Mobile Home Bills of Sale.

Amount of Taxes, Collector's Fees, Interest & Costs: \$1,123.71

PARCEL NO. 16:

Name of Taxpayer: **STEVEN J. ELLIS & TERRI J. ELLIS**

Description of Property:

It being all and the whole of the same land and premises conveyed by Warranty Deed dated October 31, 1990 and recorded in Book 84, Pages 459-460 of the Town of Hardwick Land Records from James A. Jennings, David C. Jennings, Terrence L. Jennings and Helen N. Jennings, Executrix of the Mark M. Jennings Estate, to Steven J. Ellis and Terri J. Ellis.

Amount of Taxes, Collector's Fees, Interest & Costs: \$2,568.09

PARCEL NO. 17:

Name of Taxpayer: **LYNNE E. GEDANKEN**

Description of Property:

It being all and the whole of the same land and premises conveyed by Warranty Deed dated June 17, 2003 and recorded in Book 115, Pages 42-43 of the Town of Hardwick Land Records from Gregory Lussier and Sherry Lussier to Lynne E. Gedanken.

Amount of Taxes, Collector's Fees, Interest & Costs: \$440.73

PARCEL NO. 18:

Name of Taxpayer: **ROGER P. HEILIG, JR., TRUSTEE OF THE ROGER P. HEILIG, JR. TRUST CREATED UNDER A TRUST**

AGREEMENT DATED FEBRUARY 10, 2009

Description of Property:

It being all and the whole of the same land and premises conveyed by Deed into Trust dated February 10, 2009 and recorded in Book 132, Page 407 of the Town of Hardwick Land Records from Roger P. Heilig, Jr. to Roger P. Heilig, Jr., Trustee of the Roger P. Heilig, Jr. Trust Created under a Trust Agreement Dated February 10, 2009.

Amount of Taxes, Collector's Fees, Interest & Costs: \$805.41

PARCEL NO. 19:

Name of Taxpayer: **HOUSE II PROPERTY LLC**

Description of Property:

It being all and the whole of the same land and premises conveyed by Warranty Deed dated July 3, 2017 and recorded in Book 149, Page 183 of the Town of Hardwick Land Records from John Makau and Lydia C. Makau, Co-Trustees of the John Makau and Lydia C. Makau Revocable Living Trust Under Agreement Dated the 8th day of February 2005 to House II Property LLC.

Amount of Taxes, Collector's Fees, Interest & Costs: \$8,036.25

PARCEL NO. 20:

Name of Taxpayer: **ROBERT H. HOWARD, JR.**

Description of Property:

It being all and the whole of the same land and premises conveyed by Quit Claim Deed dated December 8, 1980 and recorded in Book 65, Pages 487-489 of the Town of Hardwick Land Records from Charles D. Hickey, Trustee to Reconvey, to Robert H. Howard, Jr.

Amount of Taxes, Collector's Fees, Interest & Costs: \$2,680.62

PARCEL NO. 21:

Name of Taxpayer: **EDWARD G. KEENE & BARBARA E. KEENE**

Description of Property:

It being all and the whole of the same land and premises conveyed by Warranty Deed dated August 30, 1994 and recorded in Book 94, Pages 79-80 of the Town of Hardwick Land Records from Everett Keene to Edward G. Keene and Barbara E. Keene, with the exception of that certain right of way conveyed by instrument dated May 24, 1994 and recorded in Book 93, Pages 258-259 of the Town of

Hardwick Land Records from Everett L. Keene to Hardwick Electric Department.

Amount of Taxes, Collector's Fees, Interest & Costs: \$1,154.38

PARCEL NO. 22:

Name of Taxpayer: **BARBARA KEENE**

Description of Property:

It being that 1974 Windsor mobile home, 12' by 62', yellow in color located at 147 East Church Street which said mobile home was conveyed by Mobile Home Bill of Sale dated July 11, 2016 and filed as Mobile Home Bill of Sale No. 353 of the Town of Hardwick Mobile Home Bills of Sale from the Town of Hardwick to Barbara Keene.

Amount of Taxes, Collector's Fees, Interest & Costs: \$354.43

PARCEL NO. 23:

Name of Taxpayer: **JILL J. KEENE & BRENDA BEAUPRE, aka BRENDA LUDWIG**

Description of Property:

It being all and the whole of the same land and premises conveyed by Warranty Deed dated August 30, 1994 and recorded in Book 94, Page 81 of the Town of Hardwick Land Records from Everett Keene to Brenda S. Ludwig and Jill J. Keene, with the exception of that certain right of way conveyed by instrument dated May 24, 1994 and recorded in Book 93, Pages 258-259 of the Town of Hardwick Land Records from Everett L. Keene to Hardwick Electric Department.

Amount of Taxes, Collector's Fees, Interest & Costs: \$1,258.94

PARCEL NO. 24:

Name of Taxpayer: **RICHARD E. LEE & LEE ANN LEE**

Description of Property:

It being all and the whole of the same land and premises conveyed by Quit Claim Deed dated September 8, 1995 and recorded in Book 97, Page 2 of the Town of Hardwick Land Records from Richard E. Lee and Lee Ann Lee to Richard E. Lee and Lee Ann Lee.

Amount of Taxes, Collector's Fees, Interest & Costs: \$2,120.07

PARCEL NO. 25:

Name of Taxpayer: **HAROLD F. MARTIN, JR. & FLORENCE A. MARTIN**

Description of Property:

It being all and the whole of the same land and premises conveyed by Warranty Deed dated May 13, 1974 and recorded in Book 59, Page 100 of the Town of Hardwick Land Records from Stanley C. Ainsworth and Nancy T. Ainsworth to Harold F. Martin, Jr. and Florence A. Martin.

Amount of Taxes, Collector's Fees, Interest & Costs: \$916.00

PARCEL NO. 26:

Name of Taxpayer: **DAWN McALLISTER**

Description of Property:

It being that 1991 Skyline Amber Ridge mobile home, 14' by 70', serial number 6816-04810, wood grain/white, located at 376 Bunker Hill Road in said Town of Hardwick which was conveyed to Dawn McAllister by Mobile Home Bill of Sale dated August 28, 2018 and filed as Mobile Home Bill of Sale No. 376 in the Town of Hardwick Mobile Home Bills of Sale, from the Town of Hardwick to Dawn McAllister.

Amount of Taxes, Collector's Fees, Interest & Costs: \$332.05

PARCEL NO. 27:

Name of Taxpayer: **ELIZABETH McCURLEY**

Description of Property:

It being all and the whole of the same land and premises conveyed by Administrator's Deed dated October 31, 2003 and recorded in Book 117, Pages 124-125 of the Town of Hardwick Land Records from Richard D. Lecours, Administrator c.t.a. of the Estate of Anne Florence Ives, to Elizabeth McCurley.

Amount of Taxes, Collector's Fees, Interest & Costs: \$3,880.25

PARCEL NO. 28:

Name of Taxpayer: **KARLA (ROWELL) PARTLOW & DOUGLAS ROWELL**

Description of Property:

It being all and the whole of the same land and premises conveyed by Warranty Deed dated July 15, 1993 and recorded in Book 91, Pages 245-246 of the Town of Hardwick Land Records from William F. Hill to Karla Rowell, now known as Karla Partlow, together with the 1967 Newport mobile home, serial number 1040-6012 located thereupon.

Amount of Taxes, Collector's Fees, Interest & Costs: \$931.81

PARCEL NO. 29:

Name of Taxpayer: **RAYMOND PICKETT**

Description of Property:

It being all and the whole of the same land and premises conveyed by Warranty Deed dated June 20, 2014 and recorded in Book 144, Page 219 of the Town of Hardwick Land Records from Janet L. Howard to Raymond Pickett.

Amount of Taxes, Collector's Fees, Interest & Costs: \$1,386.28

PARCEL NO. 30:

Name of Taxpayer: **ALLEN ROBARGE**

Description of Property:

It being that 1988 Skyline Hampton mobile home, 14' by 70', serial number 51255, white, located at 32 Mini Mart Drive in said Town of Hardwick which was conveyed to Allen Roberge by Mobile Home Bill of Sale dated November 6, 2015 and filed as Mobile Home Bill of Sale No. 344 in the Town of Hardwick Mobile Home Bills of Sale, from Wendy A. Perry to Allen Robarge.

Amount of Taxes, Collector's Fees, Interest & Costs: \$373.32

PARCEL NO. 31:

Name of Taxpayer: **JO-ANNE STUBBS**

Description of Property:

It being all and the whole of the same land and premises conveyed by Warranty Deed dated June 7, 1986 and recorded in Book 74, Pages 435-436 of the Town of Hardwick Land Records from Reginald Phelps to Brian Stubbs, now deceased, and Jo-Anne Stubbs.

Amount of Taxes, Collector's Fees, Interest & Costs: \$477.42

PARCEL NO. 32:

Name of Taxpayer: **SUNDOG AGRICULTURAL VENTURES, LLC**

Description of Property:

It being all and the whole of the same land and premises designated as Parcel II in the Warranty Deed dated August 15, 2013 and recorded in Book 143, Page 156 of the Town of Hardwick Land Records from Thomas M. Stearns to Sundog Agricultural Ventures, LLC.

Amount of Taxes, Collector's Fees, Interest & Costs: \$822.67

PARCEL NO. 33:

Name of Taxpayer: **SUSAN THOMAS**

Description of Property:

It being all and the whole of the same land and premises conveyed by Warranty Deed dated April 30, 2009 and recorded in Book 133, Pages 197-198 of the Town of Hardwick Land Records from Frederick S. Martin and Sally L. Martin to Susan B. Thomas.

Amount of Taxes, Collector's Fees, Interest & Costs: \$362.06

PARCEL NO. 34:

Name of Taxpayer: **U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF 9 MASTER PARTICIPATION TRUST**

Description of Property:

It being all and the whole of the same land and premises the subject of a Confirmation Order issued by the Vermont Superior Court, Civil Division, Caledonia Unit, in the matter entitled *U.S. Bank Trust, N.A., as Trustee for LSF 9 Master Participation Trust, vs. Michael R. Thompson, et al.*, Docket No. 280-11-14 Cacv which Order is dated April 25, 2017 and recorded in Book 149, Page 61 of the Town of Hardwick Land Records, pursuant to which Order title became vested in U.S. Bank Trust, N.A., as Trustee for LSF 9 Master Participation Trust, which said land and premises were subsequently conveyed by Limited Warranty Deed dated August 21, 2019 and recorded in Book 152, Page 435 of the Town of Hardwick Land Records from U.S. Bank Trust, N.A., as Trustee for LSF 9 Master Participation Trust to Terence Mullen.

Amount of Taxes, Collector's Fees, Interest & Costs: \$1,790.34

And such lands and premises will be sold at public auction at the third floor meeting room of the Memorial Building, 20 Church Street in the Town of Hardwick, Vermont, a public place within said municipality, on the 8th day of October, 2020, as per the following schedule:

PARCEL NO. 1-	9:00 A.M.	PARCEL NO. 2-	9:03 A.M.
PARCEL NO. 3-	9:06 A.M.	PARCEL NO. 4-	9:09 A.M.
PARCEL NO. 5-	9:12 A.M.	PARCEL NO. 6-	9:15 A.M.
PARCEL NO. 7-	9:18 A.M.	PARCEL NO. 8-	9:21 A.M.
PARCEL NO. 9-	9:24 A.M.	PARCEL NO. 10-	9:27 A.M.
PARCEL NO. 11-	9:30 A.M.	PARCEL NO. 12-	9:33 A.M.
PARCEL NO. 13-	9:36 A.M.	PARCEL NO. 14-	9:39 A.M.
PARCEL NO. 15-	9:42 A.M.	PARCEL NO. 16-	9:45 A.M.
PARCEL NO. 17-	9:48 A.M.	PARCEL NO. 18-	9:51 A.M.

PARCEL NO. 19- 9:54 A.M. PARCEL NO. 20- 9:57 A.M.
PARCEL NO. 21- 10:00 A.M. PARCEL NO. 22- 10:03 A.M.
PARCEL NO. 23- 10:06 A.M. PARCEL NO. 24- 10:09 A.M.
PARCEL NO. 25- 10:12 A.M. PARCEL NO. 26- 10:15 A.M.
PARCEL NO. 27- 10:18 A.M. PARCEL NO. 28- 10:21 A.M.
PARCEL NO. 29- 10:24 A.M. PARCEL NO. 30- 10:27 A.M.
PARCEL NO. 31- 10:30 A.M. PARCEL NO. 32- 10:33 A.M.
PARCEL NO. 33- 10:36 A.M. PARCEL NO. 34- 10:39 A.M.

unless such taxes 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 Hardwick 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 Hardwick 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 Hardwick Town Clerk to request such a hearing.

Dated at the Town of Hardwick, Vermont, this 8th day of September, 2020.

ATTEST: s/Shawn Fielder
Shawn Fielder, Tax Collector for the Town
of Hardwick, Vermont