

## NOTICE OF TAX SALE

The residents and nonresident owners, lien holders, and mortgagees of lands in the Town of Roxbury, in the County of Washington, are hereby notified that the taxes assessed by the Town of Roxbury for years indicated below remain either in whole or in part unpaid, on the following described lands and premises in the Town, to wit:

**PROPERTY 1: Thomas Beer. Delinquent Taxes for Tax Years 2014-2015, 2015-2016, 2016-2017, and 2017-2018. Parcel No. 030018-000.**

Being a parcel of land said to contain 10 acres more or less, with camp and mobile home thereon, with a property address of 2740 Warren Mountain Road, Roxbury, Vermont. Being all the same land and premises conveyed to Thomas Beer, by the Warranty Deed of Herbert O. Wolf, dated December 17, 2002 and recorded in Book 50, Pages 206 – 207 of the Roxbury Land Records.

**PROPERTY 2: Paul G. Fischer. Delinquent Taxes for Tax Years 2014-2015, 2015-2016, 2016-2017, and 2017-2018. Parcel No. 100023-000.**

Being a parcel of land said to contain 5.7 acres more or less, with camp thereon, located on the southerly side of TH 14 a/k/a Cruickshank Road, Roxbury, Vermont. Being all the same lands and premises conveyed to Paul Fischer by Warranty Deed of Bessie G. Tracy, Aileen Tracey Macintyre, and J. Wayne Tracey, dated October 8, 1964 and recorded in Book 27, Page 336 of the Roxbury Land Records.

**PROPERTY 3: Rodney J. Larose and Linda S. Larose. Delinquent Taxes for Tax Years 2015-2016, 2016-2017, and 2017-2018. Parcel No. 202016-000.**

Being 0.85 acres, more or less, together with dwelling and other improvements thereon, with a property address of 476 Warren Mountain Road, Roxbury, Vermont. Being all the same lands and premises conveyed to Rodney J. Larose and Linda S. Larose by Warranty Deed of Richard Lagerstedt, Jr. dated November 26, 1985 and recorded in Book 33, Pages 380-381 of the Roxbury Land Records.

**PROPERTY 4: George J. Lucas and David O. Smithers. Delinquent Taxes for Tax Years 2015-2016, 2016-2017, and 2017-2018. Parcel No. 080030-000.**

Being 0.7 acres, more or less, together with a camp and other improvements thereon, with a property address of 2305 West Hill Road, Roxbury, Vermont. Being all the same lands and premises conveyed to George J. Lucas and David O. Smithers by Warranty Deed of Nadene M. Royce, Carolyn E. Goldsmith, and Rosalind D. Sumner, f.k.a. Rosalind R. Smithers, dated October 4, 2005 and recorded in Book 55, Pages 256-257 of the Roxbury Land Records.

**PROPERTY 5: Glenn C. Rheaume and James Murphy. Delinquent Taxes for Tax Years 2014-2015, 2015-2016, 2016-2017, and 2017-2018. Parcel No. 050019-000.**

Being 0.13 acres, more or less, together with a camp and other improvements thereon, located on the northerly side of TH 12, a/k/a Winch Hill Road, Roxbury, Vermont. Being all the same lands and premises conveyed to Glenn C. Rheaume and James Murphy by Warranty Deed of Norman J. Shaw and Dorothy M. Shaw, dated December 23, 1987 and recorded in Book 35, Pages 292 of the Roxbury Land Records.

**PROPERTY 6: Kathy Yates and Claude Pedersen. Delinquent Taxes for Tax Years 2013-2014, 2014-2015, 2015-2016, 2016-2017, and 2017-2018. Parcel No. 202122-000.**

Being 10.0 acres, more or less, together with a dwelling and other improvements thereon, located at 286 Tracy Hill Road, Roxbury, Vermont. Being all the same lands and premises conveyed to Kathy Yates and Claude Pedersen, by Quit Claim Deed of Blanca Paz, dated October 27, 2014 and recorded in Book 67, Pages 209-210 of the Roxbury Land Records.

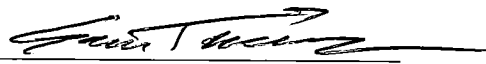
Reference is hereby made to the above-mentioned instruments, the records thereof, the references therein made, and their respective records and references, in further aid of these descriptions.

**So much of said lands and premises will be sold at public auction at the Roxbury Town Office, 1664 Roxbury Road, Roxbury, Vermont on Tuesday, December 18, 2018 at 10:00 a.m., as shall be required to discharge taxes, with costs and fees unless previously paid.** Information regarding these properties and the current amount of taxes, interest, penalties, sale costs, and legal fees due may be obtained from Sam Twombly, Collector of Delinquent Taxes, P.O. Box 53, Roxbury, Vermont 05669. (802) 485-7860.

Pursuant to 32 V.S.A. §5254(b), 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 Roxbury 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 Roxbury for the Abatement of Taxes in accordance with the provisions of 24 V.S.A. §1535. Taxpayers wishing to have such a hearing must contact Tammy Legacy, Roxbury Town Clerk to request such a hearing.

Dated at Roxbury, Vermont this 19 day of September, 2018.

  
SAM TWOMBLY  
Collector of Delinquent Taxes  
Town of Roxbury, Vermont