

NOTICE OF TAX SALE

We, Frances Jackson, Delinquent Tax Collector, for the Municipal and School Districts of Enosburgh, Vermont, and Andre Beaulieu, Delinquent Tax Collector for the Village of Enosburg Falls, pursuant to our duties and the provisions of 32 VSA Sec. 5252(1), hereby state that we have filed a true and attested copy of our warrants in the Enosburgh Town Clerk's Office, together with a list of all delinquent taxes and water and sewer assessments relating to the properties hereinafter described.

We further state that by virtue of the tax warrants and bills committed to us, we have extended these warrants and do hereby levy upon the properties described hereinafter and so much of it as will satisfy said delinquent taxes will be sold by public auction on August 15, 2019 at 2 o'clock in the afternoon, at the Town Clerk's Office, in the Town of Enosburgh, Vermont.

The resident and nonresident owners, lienholders and mortgagees of the real estate in the Town and School District of Enosburgh and the Village of Enosburg Falls, in the County of Franklin and State of Vermont, are hereby notified that the taxes and/or water and sewer assessments assessed by the Municipal and School Districts through 2018 remain either in whole, or in part, unpaid on the following described real estate in said Town and/or Village:

Parcel #1 (SS0091) (T): A 14' x 70' Skyline Hampshire mobile home with Serial #2216-0468W owned by **Robert Clair** and located at #30 in Val's Mobile Home Park, Orchard Street, Enosburg Falls.

Parcel #2 (MS0017 a-b) (V): Being a parcel of land with improvements thereon with a frontage on St. Albans Street of 164', more or less and a frontage on Main Street of 58', more or less. The northerly boundary is 172', more or less and the westerly sideline is 103', more or less. Being and meaning all and the same lands and premises conveyed to **Paul Gabriel Draghici** by Quit claim Deed of Iona Cristina Olaru dated June 18, 2018 at Book 124, Pages 159-160.

Parcel #3 (MP0104-a) (T): A lot of land with dwelling house thereon situated at the west end of Maple Park, so-called. Being and meaning all and the same lands and premises conveyed to **DSV SPV3 LLC** by Quit Claim Deed of Kaja Holdings 2, LLC dated June 9, 2017 and recorded at Book 132, Page 583 of the Enosburgh Land Records. Reference is also made to 2 reciprocal Quit Claim Deeds which established by agreement the exact location of a common boundary recorded at Book 62, Page 334 and Book 62, Page 336. Reference is also made to a survey entitled "Plan Prepared for Sarah Cunningham Estate, Town of Enosburg Falls, Vermont" dated November 16, 1984 prepared by Harvey W. Chaffee recorded at Map Binder 1, Page 70 verifying the location of boundary lines set forth in the above deeds.

Parcel #4 (PE0223) (T): Being a house, barn and lot consisting of 0.25 acres described in a survey map prepared by John Thetford at Map Book 2, Page 33. Being and meaning all and the same lands and premises conveyed to **Raymond Gale** and **Dennise Paradis** by Warranty Deed of Glenn Vaillancourt and Patricia Vaillancourt dated November 22, 2017 and recorded at Book 133, Page 460.

Parcel #5 (LL0070) (T/V): A parcel of land containing 1.18 acres, more or less, with mobile home and all improvements thereon lying northerly of Orchard Street. The above lot (designated Lot #4) is subject to the terms of State of Vermont Subdivision Permit dated December 27, 1988, Case No. EC-7-1388, which permit is recorded in Book 67, Pages 96-97. Also included is non-exclusive right to use a 50' right of way known as Larose Lane lying westerly and adjacent to Lot 4 for residential access from Orchard Street to the above premises. Said 50' right of way is subject to the use of others for residential access and the right of Ulys Parent to use a 15' wide right of way limited to agricultural purposes. Being and meaning all and the same lands and premises conveyed to **Anthony M. Larose** and **Sarah Madeleine**

Noel Larose by Quit Claim Deed of Janet Larose and Anthony M. Larose dated December 28, 2007 at Book 112, Page 54. Reference is also made to Vermont Mobile Home Uniform Bill of Sale from Anthony M. Larose to **Anthony M. Larose** and **Sarah Madeleine Noel Larose** of a Titan mobile home, year 2000 14' x 66' with Serial #07-19-00-023-10824, dated Dec. 28, 2007 at Book 112, Page 53.

Parcel #6 (WT0814) (V): Being Parcel #1 as set forth in a Warranty Deed of Howard L. Leach and Louise B. Leach to Vermont Cardiac Ultrasound, Inc. dated June 4, 1990 and recorded in Book 69, Pages 265-266 of the Enosburgh Land Records. It being a lot of land with mobile home measuring 14' x 76' with Serial #PAFL22A47117-EL13 located thereon. Said lot has a frontage of 275' and a depth of 15' located in the southwest corner of lands and premises now or formerly owned by E. Freida Tracy. Said parcel of land is located in the towns of Enosburgh and Berkshire. The aforesaid lot has been determined to be an existing subdivision by virtue of a Project Review Sheet of the Agency of Natural Resources dated July 21, 2001 recorded in the Enosburgh Land Records. Being and meaning all and the same lands and premises conveyed to Shawn Noel and Amanda Noel (n/k/a/Amanda Moore) by Warranty Deed of Vermont Cardiac Ultrasound dated September 7, 2001 and recorded at Book 90, Pages 402-3 of Enosburgh Land Records. Reference is also made to Quit Claim Deed from Shawn M. Noel to **Amanda J. Moore** dated August 13, 2011 at Book 119, Pages 402-3.

Parcel #7 (MQ0349) (V): Being ½ acre of land, more or less, with dwelling and other buildings thereon situated on the northerly side of Missisquoi Street and being and meaning all and the same lands and premises conveyed to **Samuel R. Ovitt, Robert O. Ovitt, Jr., Joan I. Sweet** and **Carol J. Jordan** by Warranty Deed of Robert O. Ovitt dated June 5, 2018 and recorded at Book 135, Pages 42-43.

Parcel #8 (OS0159a-c) (V): A parcel of land with all buildings and improvements thereon situated on the south side of Orchard Street and known as 159 Orchard Street and being and meaning all and the same lands and premises conveyed to Wayne P. Ploof by Corrective Quit Claim Deed of David Bookchin dated May 31, 1996 at Book 78, Pages 535-536 and reference may also be had to Quit Claim Deed from Patricia Sipin to **Wayne P. Ploof** dated May 20, 1996 at Book 79, Pages 516-517.

Parcel #9 (EA0027) (T): A lot of land with dwelling house thereon situated on the northerly side of East Street in the Village of Enosburg Falls. Being and meaning all and the same lands and premises conveyed to **Aaron Robtoy** and **Marguerite Robtoy** by Warranty Deed of Douglas Edwards, Jr. and Judy G. Edwards dated December 8, 2017 and recorded at Book 133, Pages 516-517.

Parcel #10 (PT0131) (T): A parcel of land containing 6.07 acres with all buildings and improvements thereon depicted as lot 4 on survey map of H. W. Chaffee Surveying entitled "Plan Prepared for Prospect Acres, Inc." dated October 10, 2004, last revised June 24, 2015 recorded in Enosburgh Land Records. Being and meaning all and the same lands and premises conveyed to **Aaron Robtoy** and **Marguerite Robtoy** by Warranty Deed of Prospect Acres, Inc. Dated July 8, 2015 and recorded at Book 128, Pages 353-4.

Parcel #11 (SM0273-a) (V): A parcel of land containing 1.20 acres, more or less, with buildings thereon lying northerly of and adjacent to Vermont Route 105. Reference is made to survey map prepared by Harvey Chaffee dated Nov. 29, 1989, Map No. M8977, Job No. J8954 recorded at Map Binder 2, Page 17. Being and meaning all and the same lands and premises conveyed to **Rosaire St. Pierre** by Quit Claim Tax Collector's Deed of Frances Jackson, Tax Collector for Municipal and School Districts of Enosburgh dated Nov. 9, 2016 and recorded at Book 131, Page 343.

Parcel #12 (OS0501) (T): Being a Skyline Homette 1972 mobile home with Serial #MP-4841-F, beige/brown, located at Val's Mobile Home Park in Enosburg Falls, VT and presently owned by **Robert A. Salminen** and **Susan C. Salminen**.

All of the above lands and premises may be subject to undischarged liens and mortgages of previous owners, easements, rights of way, conditions, restrictions, and state and local permits or regulations, if any are applicable.

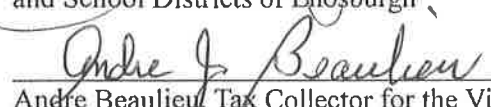
And all of such property will be sold at public sale at the Enosburgh Town Clerk's office, a public place in such town, on the 15th day of August 2019 at 2 o'clock in the afternoon as shall be requisite to discharge such taxes with costs, unless previously paid, unless the property owner, not less than twenty-four hours prior to the tax sale, requests in writing that a portion of the property be sold. And unless such request clearly identifies the portion of the property to be sold and is accompanied by a certificate from the District Environmental Commission and the Town Zoning Officer that the portion identified may be subdivided and meets minimum lot size requirements. In the event that the portion identified cannot be sold for the taxes and costs, the entire property may be sold to pay such taxes and costs.

ALL DELINQUENT TAXPAYERS ARE NOTIFIED TO CONTACT THE TOWN CLERK TO INQUIRE ABOUT APPLYING FOR A TAX ABATEMENT.

Dated at Enosburg Falls, Vermont, this 2nd day of July 2019.



Frances Jackson, Tax Collector for the Municipal
and School Districts of Enosburgh



Andre Beaulieu, Tax Collector for the Village of Enosburg Falls