

TOWN OF LUDLOW NOTICE OF TAX SALE

Parcel No. 230345.000

The resident and nonresident owners, lien holders and mortgagees of lands in the Town of Ludlow, in the County of Windsor and State of Vermont are hereby notified that the taxes assessed by the Town of Ludlow for the 2015-2016 fiscal year remains, either in whole or in part, unpaid on the following described land in Town to wit:

Being those same lands and premises described in a deed to Miachel Kawesch and Yuko Iwadate from William, Kennedy, Shelia Kawesch and Francine Kawesch dated July 22, 1999 and recorded in Book 188, Page 238 of the Ludlow Land Records. Consisting of land and buildings located at 29 Main Street.

So much of said lands will be sold at public auction at the Town Office in Ludlow, Vermont, a public place in said Town on the 24 day of January, 2017 at 10 o'clock a.m., as shall be requisite to discharge such taxes with costs and fees, unless previously paid.

You have the right to request in writing, at least 24 hours prior to the tax sale date set forth above, that only a portion of the property be sold to satisfy the delinquent tax bill. Should you wish to proceed with this request, you must: follow the procedure set forth in 32 V.S.A. §5254; clearly identify the portion of the property to be sold; and include a certification from the Act 250 district coordinator and the town zoning administrator that the portion identified may be legally subdivided.

If you qualify under 24 V.S.A. §1535, you may be able to receive an abatement of the property taxes, interest and collection fees you owe to the town. Abatement means that your taxes could be reduced or eliminated. You have the right to appear before the Board of Abatement and explain why you think your taxes should be abated. To apply for an abatement, you must write to Ulla Cook, Town Clerk, PO Box 307, Ludlow, VT 05149.

Dated at Ludlow, in the County of Windsor and State of Vermont this ____ day of December, 2016.

Attest: Frank Heald
Collector of Delinquent Taxes for the
Town of Ludlow and the Town of Ludlow School District.