

NOTICE OF SALE

The resident and nonresident owners, lien holders and mortgagees of lands in the Town of Ludlow, in the County of Windsor are hereby notified that the taxes and/or water and sewer taxes assessed by such Town for the years indicated are, either in whole or in part, unpaid on the following described lands in such Town, to wit:

- 13 Tuckerville Parkway, Ludlow, Vermont
For the years 2015-2016, 2016-2017, 2017-2018 and 2018-2019. Mobile Home only, 1995 Fleetwood, Serial No. 22A0839006132763A located at Tuckerville Mobile Home Park situated on Lot 13 conveyed to Harold Aither.
- 0 Commonwealth Avenue, Ludlow, Vermont
For the years 2018-2019. Being all and the same lands and premises conveyed by Kathleen Wenger to Gregory B. Ameden and Kathleen Wenger by deed dated November 15, 2012 and recorded in Book 365 at Page 61 of the Ludlow Town Land Records.
- 14 Tuckerville Parkway, Ludlow, Vermont
For the years 2017-2018 and 2018-2019. Mobile Home located at Tuckerville Parkway situated on Lot 14 and conveyed to Debra Bixby.
- 132 Ranta Road, Ludlow, Vermont
For the years 2018-2019. Being a portion of the same lands and premises deeded by the Final Decree of Distribution in Re: The Estate of Gwendolyn J. Debish, Ronald J. Theissen, Administrator to John Debick by deed dated January 5, 2012 and recorded in Book 357 at Page 310 of the Ludlow Town Land Records, consisting of a building and 8.9 acres, more or less, of land located at 132 Ranta Road, Ludlow, Vermont.
- 105 Ranta Road, Ludlow, Vermont
For the years 2018-2019. Being all and the same lands and premises decreed to April Taylor Dunich and Wayne Taylor by Decree of Distribution In Re: Estate of Jeannette Taylor dated February 19, 2014 and recorded in Book 376 at Page 379 of the Ludlow Town Land Records.
- 72 Main Street, Ludlow, Vermont
For the years 2018-2019. Being all and the same lands and premises conveyed by Leigh John Tofferi to William Armstrong Hunter, IV by deed dated April 19, 1989 and recorded in Book 122 at Page 301 of the Ludlow Town Land Records.
- 0 Hemenway Road, Ludlow, Vermont
For the years 2018-2019. Being all and the same lands and premises conveyed by Helen Holden to Jamie Tyler Larson by deed dated October 8, 2013 and recorded in Book 373 at Page 573 of the Ludlow Town Land Records.
- 49 Ford Farm Lane, Ludlow, Vermont
For the years 2018-2019. Being all and the same lands and premises conveyed by Donald R. Ellison to William Merritt by deed dated September 29, 1979 and recorded in Book 73 at Page 312 of the Ludlow Town Land Records.
- 92 Andover Street, Ludlow, Vermont
For the years 2018-2019. Being all and the same lands and premises conveyed by Deutsche Bank to Samuel Moore by deed dated September 25, 2007 and recorded in Book 316 at Page 198 of the Ludlow Town Land Records.
- 546 Nelson Road, Ludlow, Vermont
For the years 2018-2019. Being all and the same lands and premises conveyed by Althena Nelson to Otis A. Nelson and Rosalie Nelson Thumser by deed dated October 17, 1997 and recorded in Book 169 at Page 439 of the Ludlow Town Land Records.
- 546 Nelson Road (Mobile Home), Ludlow, Vermont
For the years 2018-2019. Mobile Home located at 546 Nelson Road may be all and the same conveyed by Jennifer J. Johnson and Otis A. Nelson to Otis Nelson by Mobile Home Bill of Sale dated November 6, 2001 and recorded in the Ludlow Town Mobile Home Bill of Sale Records.
- 19 Gill Terrace, Ludlow, Vermont
For the years 2018-2019. Being all and the same lands and premises conveyed by Laura C. Lienhard f/k/a Laura C. Gillette to Jennifer L. Newsome by deed dated August 2, 2007 and recorded in Book 314 at Page 282 of the Ludlow Town Land Records.
- 64 Pond Street, Ludlow, Vermont
For the years 2018-2019. Being all and the same lands and premises conveyed by Jennifer L. Newsome to Northeast Limited Properties, LLC by deed dated March 3, 2006 and recorded in Book 295 at Page 465 of the Ludlow Town Land Records.
- 143 Northshore Drive, Ludlow, Vermont
For the years 2018-2019. Being all and the same lands and premises conveyed by John E. Arnold and Ann L. Arnold to Richard A. Peck and Tonya R. Peck by deed dated October 7, 2016 and recorded in Book 397 at Page 91 of the Ludlow Town Land Records.
- 292 Okemo Trailside Iroquois Condominium, Unit 34-C, Ludlow, Vermont
For the years 2018-2019. Being all and the same lands and premises conveyed by F.O.S. Associates to John L. Reng and Jeanne M. Reng by deed dated February 20, 1987 and recorded in Book 106 at Page 470 of the Ludlow Town Land Records.
- 124 Upper Crossroad, Ludlow, Vermont
For the years 2018-2019. Being all and the same lands and premises conveyed by Richard Feingold and Alva Milowitz to Ringel-Okemo Partnership, LLC by deed dated February 1, 2002 and recorded in Book 214 at Page 324 of the Ludlow Town Land Records.
- 0 Evergreen Acres, Ludlow, Vermont
For the years 2014-2015, 2015-2016, 2016-2017, 2017-2018 and 2018-2019. Being all and the same lands and premises conveyed by Paul Burns to Jerome Rodriguez, Paul Burns and Kevin Romano by deed dated December 4, 2002 and recorded in Book 228 at Page 590 of the Ludlow Town Land Records.
- 61 Rimrock Road, Unit 11A, Ludlow, Vermont
For the years 2018-2019. Being all and the same lands and premises conveyed by Christine S. Shaw to Andrew R. Shaw by deed dated August 3, 2005 and recorded in Book 292 at Page 147 of the Ludlow Town Land Records.
- 62 Andover Street, Ludlow, Vermont
For the years 2018-2019. Being all and the same lands and premises conveyed to Joseph E. Sutowski by deed dated December 27, 1982 and recorded in Book 80 at Page 598 of the Ludlow Town Land Records.
- 83 Ranta Road, Ludlow, Vermont
For the years 2018-2019. Being those same lands and premises described in a Mobile Home Uniform Bill of Sale from Jeannette Taylor to April Taylor and Wayne Taylor, Jr. dated May 14, 2012 and recorded in Mobile Home Sales Notebook of the Ludlow Land Records. Consisting of unlanded mobile home at 83 Ranta Road.
- 0 Country Ridge Road, Ludlow, Vermont
For the years 2018-2019. Being all and the same lands and premises conveyed by Theodore Cwierniewicz, Christopher J. Dickman and Jeffrey A. James to The Views at Okemo, LLC by deed dated May 15, 2003 and recorded in Book 237 at Page 543 of the Ludlow Town Land Records. Along with the remainder of all the premises conveyed by Theodore Cwierniewicz, Christopher J. Dickman and Jeffrey A. James to The Views at Okemo, LLC by deed dated April 4, 2003 and recorded in Book 237 at Page 541 of the Ludlow Town Land Records. Said lands and premises being off Old Village Lane, Tax Map Parcel Nos. 230208, 230215, 230216, 230217, 230218, 230219 and 230223.
- 0 Old Village Lane, Ludlow, Vermont
For the years 2017-2018 and 2018-2019. Being all and the same lands and premises conveyed by Theodore Cwierniewicz, Christopher J. Dickman and Jeffrey A. James to The Views at Okemo, LLC by deed dated May 15, 2003 and recorded in Book 237 at Page 543 of the Ludlow Town Land Records. Along with the remainder of all the premises conveyed by Theodore Cwierniewicz, Christopher J. Dickman and Jeffrey A. James to The Views at Okemo, LLC by deed dated April 4, 2003 and recorded in Book 237 at Page 541 of the Ludlow Town Land Records. Said lands and premises being off Old Village Lane, Tax Map Parcel Nos. 040362, 040363, 040364, 040365, 040371 and 040372.
- 2 Black River Mobile Court, Lot #2, Ludlow, Vermont
For the years 2018-2019. Being a Mobile Home conveyed by Frageau Properties, LLC to Vicki Thornton by Mobile Home Uniform Bill of Sale dated March 10, 2017 and recorded in the Ludlow Mobile Home Bill of Sale Records. Model Hampshire 1989, Serial No. 2216-0315T.
- 45 Squirrel Hill Extension, Ludlow, Vermont
For the years 2017-2018 and 2018-2019. Being an ABC Mobile Home Model Penthouse, year 1945, Serial No.: 1155252 located at 45 Squirrel Hill Extension all recorded in the Ludlow Mobile Home Records conveyed to Erik Van Opijnen and Renee Van Opijnen.

and so much of said lands will be sold at public auction at Ludlow Town Office, a public place in such Town, on the 7th day of February, 2020 at Ten O'clock in the forenoon, as shall be requisite to discharge such taxes with costs, 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, P. O. Box 307, Ludlow, VT 05149.

Dated at Ludlow, County of Windsor and State of Vermont, this 3rd day of January, 2020.

/s/ Scott Murphy
Scott Murphy, Collector of Town and Town School District Taxes, Town Water and Sewer Taxes