

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:

- **0 Commonwealth Avenue, Ludlow, Vermont**  
For the years 2019-2020, 2020-2021, and 2021-2022. 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 2021-2022. Mobile Home located at Tuckerville Parkway situated on Lot 14 and conveyed to Debra Bixby by Kimberly Nassetta, Louis Nassetta, and Thomas Dembeck by deed dated November 7, 2008 and recorded in Book 327 at Page 430 of the Ludlow Town Land Records.
- **799 North Hill Cross Road, Ludlow, Vermont**  
For the years 2020-2021 and 2021-2022. Being all and the same lands and premises conveyed by Michael Baxer and Linda Baxer to Giuseppe Boccanfuso by deed dated April 12th, 2018 and recorded in Book 411 at Page 200 of the Ludlow Town Land Records.
- **0 Hemenway Road, Ludlow, Vermont**  
For the years 2020-2021 and 2021-2022. 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.
- **126 Okemo Trailside Ext – 16E, so-called Ludlow, VT**  
For the years 2021-2022. Being all and the same lands and premises conveyed by Jonathan R. Baum and Jeanine M. Baum to Lisa Massicotte by deed dated March 31st, 2006 and recorded in Book 296 at Page 104 of the Ludlow Town Land Records.
- **13 Lovejoy Brook Road, Ludlow, Vermont**  
For the years 2020-2021 and 2021-2022. Being all and the same lands and premises conveyed by Dayle M. Brown to Baja M. Ray and Theodore L. Brown, III by deed dated October 15, 2009 and recorded in Book 336 at Page 257 of the Ludlow Town Land Records.
- **61 Rimrock Road, Unit 11A, Ludlow, Vermont**  
For the years 2021-2022. 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.
- **103 East Lake Road, Ludlow, Vermont**  
For the years 2021-2022. Being all and the same lands and premises conveyed by John E. Sharp and Grace G. Sharp to Marguerite J. Tuttle dated August 9, 1995 and recorded in Book 156 at Page 384 of the Ludlow Town Land Records.

and so much of said lands will be sold at public auction at Ludlow Town Office, second floor, a public place in such Town, on the 26th day of January, 2023 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. If this property is your primary residence, you may be able to get help with delinquent property tax and utility payments through the Vermont Homeowner Assistance Program (VHAP). VHAP can help you avoid tax sale and transfer of your property by paying delinquent property taxes, water and sewer charges, interest and penalties. You can apply for VHAP online at [vermonthap.vhfa.org](http://vermonthap.vhfa.org). For advice about the program and help completing the application, call Vermont Legal Aid at 1-800-889-2047. If you apply for VHAP, you must notify your town in writing, and your property will not be sold or transferred while your application is pending.

Dated at Ludlow, County of Windsor and State of Vermont, this 22nd day of December, 2022.

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