

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:

15 Commonwealth Avenue, Ludlow, Vermont

For the years 2017-2018. Being all and the same lands and premises conveyed by William H. Lannon and William Jon Lannon to 15 Commonwealth, LLC by deed dated April 5, 2002 and recorded in Book 218 at Page 221 of the Ludlow Town Land Records.

13 Tuckerville Parkway, Ludlow, Vermont

Mobile Home only, 1995 Fleetwood, Serial No. 22A0839006132763A located at Tuckerville Mobile Home Park situated on Lot 13.

14 Tuckerville Parkway, Ludlow, Vermont

Mobile Home located at Tuckerville Parkway situated on Lot 14 and conveyed to Debra Bixby.

112 Fishing Access Road, Ludlow, Vermont

Being all and the same lands and premises conveyed by Anthony J. Ciufu to Anthony J. Ciufu and Angela M. Benson-Ciufu by deed dated November 17, 1997 and recorded in Book 174 at Page 242 of the Ludlow Town Land Records. Reference is made to the Deed recorded in Book 195 at Page 188 of the Ludlow Town Land Records.

151 Nelson Road, Lots 1 & 2, Ludlow, Vermont

Being all and the same lands and premises conveyed by Frank E. Punderson, Jr., Trustee to Gregory Dunnnett by deed dated November 20, 1995 and recorded in Book 158 at Page 166-167 of the Ludlow Town Land Records.

350 Mountain Road, Unit B301, Ludlow, Vermont

Being all and the same lands and premises conveyed by Susan H. Brussel to Michael Flanagan and Dana Flanagan by deed dated November 18, 2015 and recorded in Book 389 at Page 220-222 of the Ludlow Town Land Records.

73 Melrose Lane, Ludlow, Vermont

Being all and the same lands and premises conveyed by Ursule Nadeau and James Allen, Co-Administrators of the Estate of Michael J. Nadeau to Ryan Hardie and Virginia Dietrich by deed dated November 30, 2015 and recorded in Book 389 at Page 417 of the Ludlow Town Land Records.

Glebe Road North, Ludlow, Vermont

Being all and the same lands and premises conveyed by Leanne E. Garofolo to Stephen E. Keefe and Kim K. Keefe by deed dated September 7, 2016 and recorded in Book 397 at Page 93 of the Ludlow Town Land Records.

Brook Road, Ludlow, Vermont

Being all and the same lands and premises conveyed by Denyse Swanson to John J. Mager and Joseph J. Mager, Jr. by deed dated July 8, 2015 and recorded in Book 386 at Page 339 of the Ludlow Town Land Records. Being Parcel No. 2 on the Survey entitled "Proposed Division of Land of Herbert B. Van Guilder and Sandra J. Van Guilder" prepared by Michael Engineering Company dated October 11, 1979.

Pine Hill Road, Lots 8 & 9, Okemo Pines, Ludlow, Vermont

Being all and the same lands and premises conveyed by Earle H. Levenstein and Mary K. Levenstein to Christopher Martin and Tracy M. Martin by deed dated February 27, 2004 and recorded in Book 257 at Page 201 of the Ludlow Town Land Records. Reference is made to the Trustee's Deed on behalf of Christopher James Martin to Tracy M. Martin dated May 30, 2017 and recorded in Book 405 at Page 205 of the Ludlow Town Land Records.

546 Nelson Road, Ludlow, Vermont

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

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.

465 Rod & Gun Club Road, Ludlow, Vermont

Being all and the same lands and premises conveyed by Ruth S. Ramm to Curtis Ray Potter and Ella Marie Laramie (now deceased), as joint tenants, by deed dated November 15, 1996 and recorded in Book 164 at Page 488 of the Ludlow Town Land Records.

13 Lovejoy Brook Road, Ludlow, Vermont

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.

Evergreen Acres, Ludlow, Vermont

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.

1616 Route 100 South, Ludlow, Vermont

Being all and the same lands and premises conveyed by Dwight E. Parsells and Rose M. Parsells to Thomas Ruby and Donna Bushey by deed dated November 15, 2015 and recorded in Book 389 at Page 213 of the Ludlow Town Land Records. Also including a Mobile Home being a Titan Model 146, 1990, Serial Number 6652.

61 Rimrock Road, Unit 11A, Ludlow, Vermont

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.

111 Route 100 North, Ludlow, Vermont

Being all and the same lands and premises conveyed by John B. Reid and Catherine K. Reid to Alston L. Springer and Regina C. Springer by deed dated October 14, 1988 and recorded in Book 119 at Page 249 of the Ludlow Town Land Records.

62 Andover Street, Ludlow, Vermont

Being all and the same lands and premises conveyed by Richard E. Bauries to Joseph Sutowski and Betty Sutowski by deed dated December 30, 1981 and recorded in Book 78 at Page 581 of the Ludlow Town Land Records, and also deed dated December 27, 1982 and recorded in Book 80 at Page 598 of the Ludlow Town Land Records.

1219 Town Farm Road, Ludlow, Vermont

Being all and the same lands and premises conveyed by Alan W. O'Dell and Joan P. O'Dell to Robert J. Thomas and Susan S. Thomas by deed dated August 16, 1991 and recorded in the Ludlow Town Land Records. Subject to a Judgment and Decree of Foreclosure by Judicial Sale and Certificate of Non-Redemption dated July 9, 2013 and recorded in Book 372 at Page 127 of the Ludlow Town Land Records.

Route 103 North, Ludlow, Vermont

Being all and the same lands and premises conveyed by Bessie I. Webb to Roland L. Webb and Bessie I. Webb (now deceased) by deed dated January 9, 2003 and recorded in Book 231 at Page 252 of the Ludlow Town Land Records.

and so much of said lands will be sold at public auction at Ludlow Town Office, a public place in such Town, on the 21st day of February, 2019 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 11th day of January, 2019.

_____/s/ Scott Murphy

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