

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:

• **132 Ranta Road, Ludlow, Vermont**

For the years 2018-2019 and 2019-2020. 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.

• **321 Route 103 South, Ludlow, Vermont**

For the years 2019-2020. Being all and the same lands and premises conveyed by Mervin L. Wilkinson and Kathryn A. Wilkinson to Kiran Patel, a/k/a Kiran Kumarn Patel by deed dated August 1, 2005 and recorded in Book 290 at Page 223 of the Ludlow Town Land Records.

• **13 Lovejoy Brook Road, Ludlow, Vermont**

For the years 2018-2019 and 2019-2020. 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.

• **62 Andover Street, Ludlow, Vermont**

For the years 2019-2020. 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.

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 18th day of March, 2021 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 9th day of February, 2021.

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