

**NOTICE OF SALE**

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

- 16 1/2 Hyde Street, Village of Bellows Falls, Town of Rockingham  
Being all and the same lands and premises conveyed by Henry Boucher and Bonnie W. Boucher to Clarence Ainsworth, Elizabeth Ainsworth and Clarence Ainsworth, Jr. by deed dated March 30, 1977 and recorded in Book 177, Page 532 of the Rockingham Town Land Records.
- 961 Pleasant Valley Road, Town of Rockingham  
Property conveyed by Warranty Deed of H.M. Savage & Sons, Inc. to Roy Batchelder and Carol Batchelder by deed dated June 14, 2011, and recorded in Book 330, Page 67 of the Rockingham Town Land Records being Parcel Number 060020961. Also including a Mobile Home, Make: Marlett, Year: 1966, Serial Number 1230029, Size: 12 x 65
- 450 Saxtons River Road, Rockingham, Vermont  
Being all and the same lands and premises conveyed by Robert C. Bemis to Robert C. Bemis and Eleanor Bemis (deceased), husband and wife, by deed dated September 21, 1992 and recorded in Book 218, Page 449 of the Rockingham Town Land Records.
- 510 Hitchcock Road, Rockingham, Vermont  
Being all and the same lands and premises conveyed by Quitclaim Deed of David C. Chevrier and Eloise E. Chevrier to James P. Dore and Suzanne K. Chevrier dated March 25, 2005 and recorded in Book 292, Page 560 of the Rockingham Town Land Records. Reference is made to a Quitclaim Deed from James P. Dore to Suzanne K. Chevrier by deed dated October 26, 2017 and recorded in Book 379, Page 107 of the Rockingham Town Land Records.
- 212 Rockingham Street, Rockingham, Vermont  
Being a 1963 Detroit Mobile Home, 10 x 50 located at 212 Rockingham Street, Parcel Number 205010212.001.
- 37 Old Terrace, Village of Bellows Falls, Town of Rockingham  
Being all and the same lands and premises conveyed by Michael W. Dawson to Ashley A. Dawson by deed dated April 25, 2017 and recorded in Book 371, Page 268 of the Rockingham Town Land Records.
- 90 Rockingham Street, Village of Bellows Falls, Town of Rockingham  
Being all and the same lands and premises conveyed by Wayne Stone, LLC to Father's Ink Corporation by deed dated August 27, 2012 and recorded in Book 336, Page 59 of the Rockingham Town Land Records.
- 299 O'Brien Road, Town of Rockingham  
Being all and the same lands and premises conveyed by James E. Mullen, Trustee of the James E. Mullen Trust Under Agreement dated March 14, 1980 to Christian Griffin and Jennifer B. Griffin by deed dated August 3, 1999 and recorded in Book 252, Page 522 of the Rockingham Town Land Records. Reference is made to the Final Divorce Order transferring property exclusively to Christian Griffin filed July 5, 2002, recorded in Book 310, Page 42 of the Rockingham Town Land Records.
- 15 Corey Hill, Town of Rockingham  
Being all and the same lands and premises conveyed by Nancy Bazin, Executor of the Estate of Paul V. Bristol, Sr. to Deborah L. Halberg by deed dated November 1, 2013 and recorded in Book 343, Page 88 of the Rockingham Town Land Records.
- 734 Missing Link Road, Town of Rockingham  
Being all and the same lands and premises conveyed by Claude W. Burkett and Donna J. Burkett to Rodney R. Harper and Kellie R. Harper by deed dated August 30, 1985 and recorded in Book 198, Page 246 of the Rockingham Town Land Records.
- 90 Alden Road, Town of Rockingham  
Being all and the same lands and premises conveyed by Kurt M. Minich and Tami E. Minich to Benjamin Hills and Samantha Hills by deed dated October 17, 2020 and recorded in Book 403, Page 129 of the Rockingham Town Land Records.
- 26 Green Street, Village of Bellows Falls, Town of Rockingham  
Being all and the same lands and premises conveyed by Laverne Horne to Eric J. Horne by deed dated September 21, 2000 and recorded in Book 258, Page 256 of the Rockingham Town Land Records.
- 995 Saxtons River Road, Rockingham, Vermont  
Property conveyed by Russell H. Streeter and Irene M. Streeter to Richard R. Kennett, Sr., and Joyce M. Kennett (now deceased) by deed dated February 24, 1966, and recorded in Book 160, Page 174 of the Rockingham Town Land Records.
- 55 Village Square, Village of Bellows Falls, Town of Rockingham  
Being those premises conveyed by Phillip Donovan, Jr. and Mary Ann Donovan to Alexander Lawrence by Bill of Sale dated December 5, 2013, and recorded in Book 343, Page 411 of the Rockingham Town Land Records.
- Old Terrace, Village of Bellows Falls, Town of Rockingham  
Being all and the same lands and premises conveyed to Justin Leveillee by the Warranty Deed of Kim K. Dupuis recorded on April 16, 2015 in Book 353 at Page 71 of the Springfield Town Land Records.
- 27 Front Street, Village of Bellows Falls, Town of Rockingham  
Being all and the same lands and premises conveyed by Sherry Lee McAllister to Sherry Lee McAllister and Elizabeth J. McAllister by deed dated May 20, 2016 and recorded in Book 362, Page 170 of the Rockingham Town Land Records.
- Paper Mill Road, Village of Bellows Falls, Town of Rockingham  
Being all and the same lands and premises conveyed by Dorothy A. Compton to Stephen P. McAllister by deed dated March 23, 2010 and recorded in Book 323, Page 527 of the Rockingham Town Land Records and also the premises conveyed Chemco Corp. a/k/a Chemco, Inc. to Stephen P. McAllister and Dorothy A. Compton by deed dated August 8, 2007 and recorded in Book 308, Page 136 of the Rockingham Town Land Records.
- 25 Hapgood Place, Village of Bellows Falls, Town of Rockingham  
Being all and the same lands and premises conveyed by Eliot G. Morse and Lori A. Morse to John Noe by deed dated March 12, 2007 and recorded in Book 305, Page 309 of the Rockingham Town Land Records.
- 990 Saxtons River Road, Town of Rockingham  
Being all and the same lands and premises conveyed by Bruce R. Bennett a/k/a Bruce N. Bennett to Bruce Simonds by deed dated July 22, 1999 and recorded in Book 252, Page 441 of the Rockingham Town Land Records.
- 128 Parker Hill Road, Town of Rockingham  
Being the remainder of the property as conveyed by John J. O'Brien, Sr. to Annette Spaulding by deed dated February 16, 2001 and recorded in Book 258, Page 453 of the Rockingham Town Land Records

and so much of said lands will be sold at public auction at Rockingham Town Office, a public place in such Town, on the 23<sup>rd</sup> day of February, 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 contact Kathleen Neathawk, Town Clerk, by phone at (802) 463-4336, ext. 1102, via email at [clerk@rockbe.org](mailto:clerk@rockbe.org), or via mail at 7 Square, 2<sup>nd</sup> Floor, Bellows Falls, VT 05101.

**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 Bellows Falls, Town of Rockingham, County of Windham and State of Vermont, this 12<sup>th</sup> day of January, 2023.

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