

NOTICE OF TAX SALES

The resident and nonresident owners, lien holders and mortgagees of lands in the Town of Springfield, in the County of Windsor are hereby notified that the taxes and/or water and sewer taxes assessed by such Town for the years 2023-2024, 2024-2025, and 2025-2026 are, either in whole or in part, unpaid on the following described lands in such Town, to wit:

48 South Street

For the tax years 2024-2025 and 2025-2026. Being all and the same lands and premises conveyed by Florence H. Bingham to Margaret E. Bingham and Florence H. Bingham (now deceased) by deed dated October 30, 1996 and recorded in Vol. 157 at Page 167 of the Springfield Town Land Records.

6 Reservoir Road

For tax years 2024-2025 and 2025-2026. Being all and the same lands and premises conveyed by Wentworth Financial Group, Inc. to H & C Properties, LLC by deed dated October 17, 2023 and recorded in Book 687 at Page 318 of the Springfield Town Land Records.

945 Eureka Road

For tax years 2025-2026. Being all and the same lands and premises conveyed by Merrilee J.M. Fortune Living Trust to David Hatch by deed dated June 11, 2020 and recorded in Book 627 at Page 33 of the Springfield Town Land Records.

32 Valley Street

For tax years 2024-2025 and 2025-2026. Being all and the same lands and premises conveyed by The Bank of New York Mellon to William Hunter and Vermont Department of Housing and Community Development by deed dated September 11, 2018 and recorded in Book 602 at Page 334 of the Springfield Town Land Records and Housing Recovery Fund and Housing Subsidy Covenant dated October 19, 2021 and recorded in Book 653 at Page 335 of the Springfield Town Land Records.

42 Harlow Road

For tax years 2024-2025 and 2025-2026. Being all and the same lands and premises conveyed by Virginia M. Gates f/k/a Virginia M. Todd and Stacy M. Gates to Tony M. Garland and Cynthia S. Garland by deed dated October 2, 1998 and recorded in Book 181 at Page 243 of the Springfield Town Land Records. Reference is made to the deed from Tony M. Garland to Cynthia S. Lucius f/k/a Cynthia S. Garland by deed dated March 27, 2007 and recorded in Book 393, Page 20 of the Springfield Town Land Records.

15 Woolson Avenue

For tax years 2024-2025 and 2025-2026. Being all and the same lands and premises conveyed by Matthew Baird-Torney and Shawna Baird-Torney to Artem Mahinko by deed dated June 28, 2023 and recorded in

Vol. 683 at Page 78 of the Springfield Town Land Records.

284 Kirk Meadow Road

For tax years 2023-2024, 2024-2025 and 2025-2026. Being all and the same lands and premises conveyed by Nicholas Paige and Marguerite Paige to John David McCarthy by deed dated November 28, 2018 and recorded in Book 605 at Page 60 of the Springfield Town Land Records. Reference is made to the Final Decree of Distribution In Re Estate of John D. McCarthy, Sr. to John D. McCarthy, Jr. dated September 10, 2024 and recorded in Book 701 at Page 272 of the Springfield Town Land Records.

and so much of said lands will be sold at public auction at Springfield Town Office, a public place in such Town, on the 22rd day of October, 2026 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 Barbara A. Courchesne, Town Clerk, 96 Main Street, Springfield, Vermont 05156.

Be advised that the owner or mortgagee, or the owner's or mortgagee's representatives or assigns, of lands sold for taxes shall have a right to redemption for a period of one year from the date of sale pursuant to 32 V.S.A. § 5260.

Warning: There are unpaid property taxes at the above properties in Springfield, Vermont which you may own, have a legal interest, or may be contiguous to your property. The property will be sold at public auction on October 22, 2026 unless the overdue taxes, fees, and interest is paid. To make payment or receive further information, contact Barbara Courchesne, Tax Collector, immediately at the Town of Springfield, 96 Main Street, Springfield, Vermont 05156, telephone number (802) 885-2104.

Dated at Springfield, County of Windsor and State of Vermont, this 15th day of September, 2026.

Barbara A. Courchesne, Collector of Town and
Town School District Taxes, Town Water and

Sewer Taxes