

## NOTICE OF SALE

The resident and nonresident owners, lien holders and mortgagees of lands in the Town of Cabot in the County of Washington are hereby notified that the taxes assessed by such Town for the years 2018, 2019, 2020 and 2021 and wastewater remain, either in whole or in part on the following described lands in such Town, to wit:

1. REAL ESTATE OF FRESH START HOUSING, LLC Parcel #12-002.003

Being a parcel of land consisting of 2.40 acres with a 1999 Astro Cedarbrook mobile home located thereon and any other improvements located at 48 Porter Road in Cabot, Vermont, being all and the same land and premises conveyed to Fresh Start Housing, LLC by warranty deed from the Vermont Housing and Finance Agency dated August 14, 2012 and recorded in Book 78 at Page 84 of the Cabot land records

2. REAL ESTATE OF MICHAEL MALONE Parcel #05-008.000

Being a parcel of land consisting of 10.39 acres, more or less, with improvements thereon located at 1159 South Walden Road in Cabot, Vermont, being all and the same land and premises conveyed to Michael Malone by warranty deed from Gary Lee Curtis and Earle Rick Curtis dated October 28, 2014 and recorded in Book 81 at Page 340 of the Cabot land records.

3. REAL ESTATE OF SCOTT O'GRADY Parcel #08-003.100

Being a parcel of land consisting of 2.10 acres with campers thereon located on Ducharme Road in Cabot, Vermont, being all and the same land and premises conveyed to Scott O'Grady by quitclaim deed from Darien McElwain dated March 27, 2019 and recorded in Book 87 at Page 553 of the Cabot land records.

4. REAL ESTATE OF KYLE SIMPSON AND ASHLEY SIMPSON Parcel #11-036.000

Being a parcel of land consisting of 53 acres, more or less, located on Lovely Road in Cabot, Vermont, being all and the same land and premises conveyed to Kyle Simpson and Ashley G. Simpson by warranty deed from Jean Whitman dated August 12, 2015 and recorded in Book 82 at Page 468 of the Cabot land records.

5. REAL ESTATE OF WENDELL WHEELER (NOW DECEASED) AND HAROLD M. BEAN Parcel #008-002.000

Being a parcel of land consisting of 0.14 acres, more or less, located on Ducharme Road in Cabot, being all and the same land and premises conveyed to Wendell Wheeler (now deceased December 17, 2010) and Harold M. Bean dated June 1, 1971 and recorded in Book 36 at Page 612 of the Cabot land records.

and so much of such lands will be sold a public auction at the Cabot Town Hall, a public place in such Town, on the 15<sup>th</sup> day of March, 2022 at 10:00 o'clock in the forenoon, as shall be requisite to discharge such taxes and/or wastewater with costs, unless previously paid.

Dated at Cabot, Vermont this 11<sup>th</sup> day of February, 2022.

TOWN OF CABOT

By: 

Susan Carpenter, Delinquent Tax Collector

CABOT TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD/DISCHARGE  
THIS 14 DAY OF February A.D. 2022  
AT 9 O'CLOCK 00 MINUTES A M AND  
RECEIVED CABOT RECORDS BOOK 91 PAGE 774  
ATTEST Nichelle Sellen ASST. CLERK

STATE OF VERMONT  
WASHINGTON COUNTY, SS.

TAX COLLECTOR'S LEVY UPON REAL ESTATE

At Cabot, in said County by virtue of the tax and/or water and wastewater bills issued to me for collection of taxes assessed upon the Grand List of the Town of Cabot for the years 2018, 2019, 2020 and 2021 and wastewater against the taxpayers of the said Town of Cabot, I gave said taxpayers due notice in writing by written notice seasonably mailed to each of them on to wit: November 15, 2018, November 15, 2019, November 15, 2020 and November 15, 2021 stating that said taxes were in my hands for collection, together with the amount of each said tax and/or wastewater and further stating when and where the same were to be paid and demanding thereof, and now said taxes assessed upon the Grand List of Fresh Start Housing LLC, Michael Malone, Scott O'Grady, Ashley Simpson and Kyle Simpson and Harold M. Bean, being unpaid and said taxpayers having failed and neglected to pay their said taxes upon demand at Cabot, in said County, since I cannot find personal estate of the said delinquent taxpayers out of which said taxes may be satisfied, I levied and extended in the manner provided by law the foregoing warrants on the parcels of land situated in said Town of Cabot aforesaid hereinafter described for the nonpayment of taxes hereinafter set forth, the said owners of said land against which said taxes were assessed, having neglected and failed to pay the same, viz:

1. REAL ESTATE OF FRESH START HOUSING, LLC Parcel #12-002.003

Being a parcel of land consisting of 2.40 acres with a 1999 Astro Cedarbrook mobile home located thereon and any other improvements located at 48 Porter Road in Cabot, Vermont, being all and to same land and premises conveyed to Fresh Start Housing, LLC by warranty deed from the Vermont Housing and Finance Agency dated August 14, 2012 and recorded in Book 78 at Page 84 of the Cabot land records

2018 Taxes:

<u>Tax Due</u>	<u>Penalty</u>	<u>Interest</u>
\$1,872.18	\$149.77	\$1,067.14

2019 Taxes:

\$1,884.93	\$150.79	\$490.08
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2020 Taxes:

\$2,266.20	\$181.30	\$407.92
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2021 Taxes:

\$2,294.60	\$183.57	\$68.84
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Collector's Fee:	\$1,356.35
<b>TOTAL AMOUNT DUE:</b>	<b>\$12,373.67</b>

2. REAL ESTATE OF MICHAEL MALONE Parcel #05-008.000

Being a parcel of land consisting of 10.39 acres, more or less, with improvements thereon located at 1159 South Walden Road in Cabot, Vermont, being all and the same land and premises conveyed to Michael Malone by warranty deed from Gary Lee Curtis and Earle Rick Curtis dated October 28, 2014 and recorded in Book 81 at Page 340 of the Cabot land records.

2020 Taxes:

\$202.04	\$16.17	\$3.03
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2021 Taxes:

\$2,916.44	\$233.32	\$87.49
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Collector's Fee:	\$985.24
TOTAL AMOUNT DUE:	\$4,443.73

3. REAL ESTATE OF SCOTT O'GRADY Parcel #08-003.100

Being a parcel of land consisting of 2.10 acres with campers thereon located on Ducharme Road in Cabot, Vermont, being all and the same land and premises conveyed to Scott O'Grady by quitclaim deed from Darien McElwain dated March 27, 2019 and recorded in Book 87 at Page 553 of the Cabot land records.

2019 Taxes:

<u>Tax Due</u>	<u>Penalty</u>	<u>Interest</u>
\$233.69	\$18.70	\$91.14

2020 Taxes:

\$369.39	\$29.55	\$66.49
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2021 Taxes:

\$374.02	\$29.92	\$11.22
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Collector's Fee:	\$255.22
TOTAL AMOUNT DUE:	\$1,479.34

4. REAL ESTATE OF KYLE SIMPSON AND ASHLEY SIMPSON Parcel #11-036.000

Being a parcel of land consisting of 53 acres, more or less, located on Lovely Road in Cabot, Vermont, being all and the same land and premises conveyed to Kyle Simpson and Ashley G. Simpson by warranty deed from Jean Whitman dated August 12, 2015 and recorded in Book 82 at Page 468 of the Cabot land records.

2020 Taxes:

<u>Tax Due</u>	<u>Penalty</u>	<u>Interest</u>
\$586.95	\$49.96	\$105.65

2021 Taxes:

\$589.71	\$47.18	\$17.69
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Collector's Fee:	\$285.16
<b>TOTAL AMOUNT DUE:</b>	<b>\$1,679.30</b>

5. REAL ESTATE OF WENDELL WHEELER (NOW DECEASED) AND HAROLD M. BEAN Parcel #008-002.000

Being a parcel of land consisting of 0.14 acres, more or less, located on Ducharme Road in Cabot, being all and the same land and premises conveyed to Wendell Wheeler (now deceased December 17, 2010) and Harold M. Bean dated June 1, 1971 and recorded in Book 36 at Page 612 of the Cabot land records.

2020 Taxes:

<u>Tax Due</u>	<u>Penalty</u>	<u>Interest</u>
\$36.26	\$2.90	\$6.53

2021 Taxes:

\$36.71	\$2.94	\$0.73
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Collector's Fee:	\$119.61
<b>TOTAL AMOUNT DUE:</b>	<b>\$205.68</b>

and so much of such lands will be sold a public auction at the Cabot Town Hall, a public place in such Town, on the 15<sup>th</sup> day of March, 2022 at 10:00 o'clock in the forenoon, as shall be requisite to discharge such taxes with costs, unless previously paid.

Dated at Cabot, Vermont this 11<sup>th</sup> day of February, 2022.

TOWN OF CABOT

By:   
Susan Carpenter, Delinquent Tax Collector