

TOWN OF LEICESTER, VERMONT

NOTICE OF TAX SALE

The resident and non-resident owners, lienholders and mortgagees of the real estate in the Town of Leicester, in the County of Addison, and State of Vermont are hereby notified that real estate taxes for the 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020 and 2021 tax years assessed by the Town of Leicester remain, either in whole or in part, unpaid upon the following described real estate in the Town of Leicester as indicated below, to wit:

Duane Atwood: Delinquent 2019, 2020, and 2021 Property Taxes

Being a 1965 green and white Starlite mobile home, serial number 4668, located at 66 Cove Point Drive, Leicester, Vermont, as referenced in a Vermont Mobile Home Uniform Bill of Sale from Stephen A. Marcoux, Executor for the Estate of Roger Marcoux to Duane Atwood dated November 13, 2018, and of record in the Leicester Land Records in Mobile Home Bill of Sale Book 1 at Page 337. (Parcel I.D. #202126-7).

Helen Corbett and April Elrick: Delinquent 2014, 2015, 2016, 2017, 2018, 2019, 2020 and 2021 Property Taxes

Being a 1993 14'x80' Crème Skyline mobile home, serial number 5K10-0438G, located 61 Cove Point Drive, Leicester, Vermont, as referenced in a Vermont Mobile Home Uniform Bill of Sale from Mike Bilodeau to Helen Corbett and April Elrick dated March 26, 2013, and of record in the Leicester Land Records in Mobile Home Bill of Sale Book 1 at Page 186. (Parcel I.D. #202126-8).

Estate of Scott A. Currier: Delinquent 2017, 2018, 2020 and 2021 Property Taxes

Being 10.10 acres of land, more or less, with any and all improvements thereon, including but not limited to a 1999 28'x46' Redman Homes, Inc. Shadow Ridge mobile home, serial number 12233878, located at 971 Cram Road, Leicester, Vermont, and being all and the same lands and premises conveyed to Scott A. Currier in a Warranty Deed from Richard A. Felion and Sandra J. Felion dated September 24, 1998, and of record in the Leicester Land Records in Book 50 at Page 177. Reference is further made to a Vermont Mobile Home Uniform Bill of Sale from LaFond's Auto Body, Inc. to Scott A. Currier dated September 24, 1998, and of record in the Leicester Land Records in Mobile Home Bill of Sale Book 1 at Page 34. (Parcel I.D. #060058-1).

David Gearwar and Melissa Gearwar: Delinquent 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020 and 2021 Property Taxes

Being a 1983 14'x70' Brown Titan mobile home, serial number 9840000000000, located at 653 Shackett Road, Leicester, Vermont, as referenced in a Vermont Mobile Home Uniform Bill of Sale from Roy J. Lockwood, Sr. to David and Melissa Gearwar dated December 8, 2003, and of record in the Leicester Land Records in Mobile Home Bill of Sale Book 1 at Page 122. (Parcel I.D. #030026-1).

Estate of Barbara Isabelle (formerly Gorton): Delinquent 2016, 2017, 2018, 2019, 2020 and 2021 Property Taxes

Being 1.3 acres of land, more or less, with any and all improvements thereon, including but not limited to a 2004 14'x68' Commodore Genesis mobile home, serial number CC41961A, located at 1270 U.S. Route 7, Leicester, Vermont, and being all and the same lands and premises conveyed to Gary N. Gorton and Barbara J. Gorton in a Warranty Deed from Robert P. Costin, Trustee of the Edna Page Trust, with the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property of said Edna Page, under Trust Agreement dated July 22, 1981, said Warranty Deed dated June 27, 1983, and of record in the Leicester Land Records in Book 34 at Page 168. Reference is made to a Vermont Mobile Home Uniform Bill of Sale from Town and Country Homes, Inc. to Barbara Isabelle dated February 5, 2004, and of record in the Leicester Land Records in Mobile Home Bill of Sale Book 1 at Page 13. Reference is further made to a Final Order in the matter Gary Gorton v. Barbara Gorton, Addison Family Court Docket No. 236-10-95 Andm, dated April 30, 1996, and of record in the Leicester Land Records in Book 47 at Page 130. (Parcel I.D. #060020).

Larry Lanpher, Jr. and Laryssa Dutton: Delinquent 2016, 2017, 2018, 2019, 2020 and 2021 Property Taxes

Being a 1987 mobile home located at 51 Indian Trail, Leicester, Vermont, as referenced in a Vermont Mobile Home Uniform Bill of Sale from Jesse D. Phillips to Larry Lanpher, Jr. and Laryssa Dutton dated January 13, 2016, and of record in the Leicester Land Records in Mobile Home Bill of Sale Book 1 at Page 321. (Parcel I.D. #2021261).

Daniel Lounsbury: Delinquent 2017, 2018, 2019, 2020 and 2021 Property Taxes

Being 2.00 acres of land, more or less, with dwelling and any and all improvements thereon located at 1866 Hooker Road, Leicester, Vermont, and being all and the same lands and premises conveyed to Daniel A. Lounsbury in a Warranty Deed from Charles E. Lounsbury, Jr., survivor of Virginia M. Lounsbury, dated February 23, 2016, and of record in the Leicester Land Records in Book 77 at Page 471. (Parcel I.D. #202039-1).

James J. Maranville, Jr., Jae M. Kniffin and Susan M. Porter: Delinquent 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020 and 2021 Property Taxes

Being .22 acre of land, more or less, with any and all improvements thereon located on Lake Dunmore Road, Leicester, Vermont, and being all and the same lands and premises conveyed to James J. Maranville, Jr., Jae M. Kniffin and Susan M. Porter in a Warranty Deed from James J. Maranville and Juanita N. Maranville dated July 8, 1992, and of record in the Leicester Land Records in Book 43 at Page 79. (Parcel I.D. #212214).

Estate of Roger Marcille: Delinquent 2018, 2019, 2020 and 2021 property taxes

Being .67 acre of land, more or less, with any and all improvements thereon, including but not limited to a 1990 14'x70' Cream Skyline Manson Villa mobile home, serial number 18546-1, located at 1691 U.S. Route 7, Leicester, Vermont, and being all and the same lands and premises conveyed to Roger J. Marcille

(deceased) and Joan D. Marcille (deceased) in a Warranty Deed from Pearl A. Morcombe dated November 8, 2004, and of record in the Leicester Land Records in Book 60 at Page 70. Reference is further made to a Vermont Mobile Home Uniform Bill of Sale from Pearl A. Morcombe to Roger J. Marcille and Joan D. Marcille dated November 8, 2004, and of record in the Leicester Land Records in Mobile Home Bill of Sale Book 1 at Page 250. (Parcel I.D. #020061).

Samantha L. Orum: Delinquent 2017, 2018, 2019, 2020 and 2021 Property Taxes

Being a 1978 14'x70' Yellow Skyline mobile home, serial number 01160101M, located 50 Cove Point Drive, Leicester, Vermont, as referenced in a Vermont Mobile Home Uniform Bill of Sale from Douglas J. Westcott and Cynthia I. Cahill to Samantha L. Orum dated November 13, 2015, and of record in the Leicester Land Records in Mobile Home Bill of Sale Book 1 at Page 317. (Parcel I.D. #202126-9).

Estate of Robert Severy: Delinquent 2017, 2018, 2019, 2020 and 2021 Property Taxes

Being 7.60 acres of land, more or less, with any and all improvements thereon located off Old Jerusalem Road, Leicester, Vermont, and being all and the same lands and premises conveyed to Hayden Severy (deceased) and Robert Severy (deceased) in a Warranty Deed from Jennie Richmond dated September 24, 1963, and of record in the Leicester Land Records in Book 28 at Page 510. (Parcel I.D. #020077).

Statewide Corporation: Delinquent 2013, 2014, 2015, 2018, 2019, 2020 and 2021 Property Taxes

Being .24 acre of land, more or less, with any and all improvements thereon located on Delorm Road, Leicester, Vermont, and being all and the same lands and premises conveyed to Statewide Corporation in a Quit Claim Deed from Telephone Operating Company of Vermont LLC dated June 27, 2013, and of record in the Leicester Land Records in Book 80 at Page 61. (Parcel I.D. #070042).

Ruth G. Strickholm Revocable Trust, u/t/a dated March 28, 2007: Delinquent 2015, 2016, 2017, 2018, 2019, 2020 and 2021 Property Taxes

Being 3.20 acres of land, more or less, with dwelling and any and all improvements thereon located at 2303 Fern Lane Road, Leicester, Vermont, and being all and the same lands and premises conveyed to Ruth G. Strickholm, Trustee of the Ruth G. Strickholm Revocable Trust u/t/a dated March 28, 2007, in a Quit Claim Deed from Ruth G. Strickholm, sole surviving Trustee of the Strickholm Trust, said Deed dated July 19, 2007, and of record in the Leicester Land Records in Book 64 at Page 100. Reference is further made to the following documents of record in the Leicester Land Records: (a) Warranty Deed from Francis Brown to George E. Strickholm and Ruth G. Strickholm, Trustees of the Strickholm Trust, dated December 29, 1988, recorded in Book 39 at Page 418; (b) Revocation of Strickholm Trust dated October 7, 2004, recorded in Book 59 at Page 332; (c) Declaration of Alden Trust dated October 7, 2004, recorded in Book 59 at Page 533; (d) Quit Claim Deed from Ruth G. Strickholm to Ruth G. Strickholm, Trustee of the Alden Trust dated October 8, 2004, recorded in Book 59 at Page 536; (e) Revocation of Alden Trust dated March 28, 2007, recorded in Book 64 at Page 26; (f) Quit Claim Deed from Ruth G. Strickholm (survivor of George E. Strickholm and Ruth G. Strickholm) individually, and as Trustee of the Alden Trust u/t/a dated October 7, 2004, to Ruth G. Strickholm, dated March 28, 2007, recorded in Book 64 at Page 27; (g) Quit Claim Deed from Ruth G. Strickholm to Ruth G. Strickholm, Trustee of the Ruth G. Strickholm Revocable Living Trust u/t/a dated March 28, 2007, said Deed dated March 28, 2007, recorded in Book 64 at Page 29; (h) Corrective Quit Claim Deed from Ruth G. Strickholm, (survivor of George E. Strickholm and Ruth G. Strickholm), individually and as Trustee of the Alden Trust u/t/a dated October 7, 2004, to Ruth G. Strickholm, Trustee of the Ruth G. Strickholm Revocable Trust u/t/a dated March 23, 2007, said Deed dated July 19, 2007, recorded in Book 64 at Page 102; (i) Reinstatement of Strickholm Trust dated July 19, 2007, recorded in Book 64 at Page 116; (j) Trustee's Certificate for the Strickholm Trust dated July 19, 2007, recorded in Book 64 at Page 117; and (k) Revocation of the Strickholm Trust dated July 19, 2007, recorded in Book 64 at Page 118. (Parcel I.D. #060022).

Jess C. Taylor and Tina M. Santor (now known as Tina M. Taylor): Delinquent 2016, 2017, 2018, 2019, 2020 and 2021 Property Taxes

Being .50 acre of land, more or less, with dwelling and any and all improvements thereon located at 32 Jenna Lane, Leicester, Vermont, and being all and the same lands and premises conveyed to Jess C. Taylor and Tina M. Santor (n/k/a Tina M. Taylor) in a Warranty Deed from Michael M. Lussier dated March 25, 2009, and of record in the Leicester Land Records in Book 66 at Page 549. (Parcel I.D. #050010).

And so much of said real estate will be sold at public auction at the Leicester Town Clerk's office, a public place in said Town on the 21st day of April, 2022 at 9:00 o'clock in the forenoon, as shall be requisite to discharge such taxes with costs and fees, unless previously paid.

Any questions or inquiries regarding the above-referenced sale should be directed to the following address:

Carroll, Boe, Pell & Kite, P.C.
ATTN: James F. Carroll, Esq. or Wanda M. Murray, Paralegal
64 Court Street
Middlebury, Vermont 05753 Telephone: (802) 388-6711

Carroll, Boe, Pell & Kite, P.C. and the Town of Leicester do not give any opinion or certification as to the marketability of the title to the above-referenced properties as held by the current owners/taxpayers.

The only acceptable forms of bid payment at the day of tax sale are bank check payable to Carroll, Boe, Pell & Kite, P.C., Real Estate Trust Account; letter of credit from bank followed by bank check payable to Carroll, Boe, Pell & Kite, P.C., Real Estate Trust Account; and/or cash. **No personal checks will be accepted.**

Dated at Leicester, Vermont this 3rd day of March, 2022.
Beth Ripley, Town of Leicester Delinquent Tax Collector