

TOWN OF SHOREHAM

NOTICE OF TAX SALE

The resident and non-resident owners, lienholders and mortgagees of lands in the Town of Shoreham, in the County of Addison, and State of Vermont are hereby notified that taxes assessed by such town for the years 2022, 2023 and 2024 remain, either in whole or in part, unpaid on the following described lands in such town, to wit:

Sharon Bortell: Delinquent 2022, 2023 and 2024 Property Taxes

Being 2.25 acres of land, more or less, with dwelling and any and all improvements thereon, located at 263 Doolittle Road, Shoreham, Vermont, and being all and the same lands and premises conveyed to Sharon Bortell in a Final Decree of Distribution in the Estate of Pauline G. Warner dated April 8, 2019, and recorded in Book 89 at Page 77 of the Shoreham Land Records. (Parcel I.D. #02-01-05.002).

Matthew and Jessica Friend: Delinquent 2023 and 2024 Wastewater

Being .57 acre of land, more or less, with dwelling and any and all other improvements thereon, located at 107 Firehouse Road, Shoreham, Vermont, and being all and the same lands and premises conveyed to Matthew M. Friend and Jessica Friend in a Warranty Deed from Hannah K. Zeno dated August 20, 2021, and recorded in Book 94 at Page 53 of the Shoreham Land Records. (Parcel I.D. #09-01-64.000).

And so much of such lands will be sold at public auction at the Shoreham Town Clerk's office, a public place in such Town on the 4th day of September, 2025 at 9:00 o'clock a.m., as shall be requisite to discharge such taxes with costs and fees, unless previously paid. 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.

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

Carroll, Boe & 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 & Kite, P.C. and the Town of Shoreham 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 is bank check payable to Carroll, Boe & Kite, P.C., Real Estate Trust Account. **No personal checks will be accepted.**

Dated at Shoreham, Vermont this 15th day of July, 2025.

Carol Murphy,

Town of Shoreham Delinquent Tax Collector