

TOWN OF LEICESTER 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 assessed by the Town of Leicester for the 2022, 2023, 2024 and 2025 property tax years, remain, either in whole or in part, unpaid upon the following described real estate in the Town of Leicester as indicated below, to wit:

Jacqueline Burr Foley: Delinquent 2023, 2024 and 2025 Property Taxes

Being .92 acre of land, more or less, with dwelling and any and all improvements thereon, located at 186 Cram Road, Leicester, Vermont, and being all and the same lands and premises conveyed to Jacqueline Burr Foley in a Decree of Distribution for the Estate of Frank E. Burr, late of Leicester, dated January 16, 1976, and recorded in the Leicester Land Records in Book 31 at Page 418. Reference is made to a Quit Claim Deed from Barry Mulcahy and Mari Mulcahy to Jacqueline Burr Foley dated January 15, 2001, and recorded in the Leicester Land Records in Book 53 at Page 371; and to a Quit Claim Deed from Jacqueline Burr Foley to Barry Mulcahy and Mari Mulcahy dated February 7, 2001, and recorded in the Leicester Land Records in Book 53 at Page 391. Reference is further made to a Vermont Modular Home Uniform Bill of Sale from Factory Direct Homes of Vermont d/b/a Bean's Mobile Homes, Inc. to Jackee Foley dated December 11, 2015, and recorded in the Leicester Land Records in Mobile Home Book 1 at Page 319, wherein the following modular home was conveyed: 2015 24x40 KBS Modular Expandable Cape, with serial number KBS2585. (Parcel I.D. #060069).

Larry Lanpher and Melissa Lanpher: Delinquent 2022, 2024 and 2025 Property Taxes

Being 5.0 acres of land, more or less, with dwelling and any and all improvements thereon, located at 1352 US Route 7, Leicester, Vermont, and being all and the same lands and premises conveyed to Larry L. Lanpher in a Warranty Deed from Hartwell E. Palmer and Helen Palmer dated May 23, 1988, and recorded in the Leicester Land Records in Book 39 at Page 95. The property has the benefit of an easement for ingress, egress and utilities as more particularly described in an Easement Deed from Helen P. Palmer and Larry Lee Lanpher to Larry Lee Lanpher dated February 9, 2000, and recorded in the Leicester Land Records in Book 52 at Page 298. (Parcel I.D. #060018.1).

Daniel A. Lounsbury: Delinquent 2022, 2023, 2024 and 2025 Property Taxes

Being 2.0 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 recorded in the Leicester Land Records in Book 77 at Page 471. (Parcel I.D. #202039.1).

William M. Skidmore: Delinquent 2023, 2024 and 2025 Property Taxes

Being .46 acre of land, more or less, with dwelling and any and all improvements thereon, located at 1454 Fern Lake Road, Leicester, Vermont, and being all and the same lands and premises conveyed to William M. Skidmore in a Warranty Deed from James M. Skidmore and Nancy J. Skidmore dated November 6, 2014, and recorded in the Leicester Land Records in Book 75 at Page 563. (Parcel I.D. #070008).

Mark O. VanAmburg and Cristina C. VanAmburg: Delinquent 2024 and 2025 Property Taxes

Being 55.0 acres of land, more or less, with dwelling and any and all improvements thereon, located at 1302 Delorm Road, Leicester, Vermont, and being all and the same lands and premises conveyed to Mark VanAmburg and Cindy VanAmburg in a Warranty Deed from Jeanette D. Cole dated September 23, 2002, and recorded in the Leicester Land Records in Book 56 at Page 389. Reference is made to the following: (a) Quit Claim Deed from Cynthia S. VanAmburg (a/k/a Cindy VanAmburg) to Mark O. VanAmburg dated March 8, 2019, and recorded in the Leicester Land Records in Book 82 at Page 261; and (b) Quit Claim Deed from Mark O. VanAmburg and Cristina C. VanAmburg to Mark O. VanAmburg and Cristina C. VanAmburg dated March 18, 2019, and recorded in the Leicester Land Records in Book 82 at Page 263. Subject to an Easement Deed from Mark VanAmburg and Cynthia S. VanAmburg to Daniel K. Jennings dated April 10, 2013, and recorded in the Leicester Land Records in Book 73 at Page 271. (Parcel I.D. #070019).

Michele Witherbee (f/k/a Michele Carter) and John Witherbee: Delinquent 2023, 2024 and 2025 Property Taxes

Being 12.17 acres of land, more or less, with dwelling and any and all improvements thereon, located at 428 Shackett Road, Leicester, Vermont, and being all and the same lands and premises conveyed to Michele Carter in a Warranty Deed from Sharon J. Pfenning dated May 3, 2006, and recorded in the Leicester Land Records in Book 62 at Page 276. Reference is made to the following: (a) Quit Claim Deed from Michele Carter to Robert W. Carter and Michele Carter dated October 26, 2006, and recorded in the Leicester Land Records in Book 63 at Page 67; and (b) Quit Claim Deed from Michele Witherbee and Robert Carter to Michele Witherbee and John Witherbee dated February 18, 2022, and recorded in the Leicester Land Records in Book 87 at Page 433. Reference is made to State of Vermont Potable Water Supply and Wastewater System Permit WW-9-0866-1 dated February 23, 2007, and recorded in the Leicester Land Records in Book 63 at Page 349. (Parcel I.D. #030027.4).

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 of Leicester on the 22nd day of October, 2026 at 9:00 o'clock in the forenoon, as shall be requisite to discharge such taxes and sewer fees 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 Leicester do not give any opinion or certification as to the marketability of the titles to the above-referenced properties as held by the current owners/taxpayers.

The only acceptable form of bid payment at the day of tax sale is bank check payable to Carroll, Boe & Kite, P.C., Real Estate Trust Account. No personal checks will be accepted.

Dated at Leicester, Vermont this 17th day of August, 2026.

Dianne M. Harvey, Town of Leicester Delinquent Tax Collector