

**NOTICE OF TAX SALE**

The residents and nonresident owners, lien holders, and mortgagees of lands in the Town of Eden, in the County of Lamoille, are hereby notified that the taxes assessed by the Town of Eden for Tax Years indicated below remain either in whole or in part unpaid, on the following described lands and premises in the Town, to wit:

**PROPERTY 1. Chip Boutin and Sheri Boutin. Parcel No. 11.01.79. Tax Years 2020-2021, 2021-2022, 2022-2023.** Being all the same lands and premises conveyed to Chip Boutin and Sheri Boutin by Special Warranty Deed of Deutsche Bank National Trust Company as Trustee for Long Beach Mortgage Loan Trust 2006-2, dated November, 2009, and recorded at Volume 61, Page 309 of the Eden land records. Being a parcel of land and dwelling located at 498 Blakeville Road in Eden.

**PROPERTY 2. Eric Erickson. Parcel No. 10.01.79. Tax Years 2020-2021, 2021-2022, 2022-2023.** Being all the same lands and premises conveyed to Eric Erickson by Warranty Deed of Melvin A. Cochran and Alberta J. Cochran, dated December 2, 2011, and recorded at Volume 61, Page 394 of the Eden land records. Being a parcel of land and building located at 1372 Vermont Route 100 in Eden.

**PROPERTY 3. Alfonse E. Foster and Sonya M. Foster. Parcel No. 10.01.68 Tax Years 2020-2021, 2021-2022, 2022-2023.** Being all the same lands and premises conveyed to Alfonse E. Foster and Sonya M. Foster by Warranty Deed of Alan A. Lamoureux and Ruth A. Lamoureux, dated September 14, 1992 and recorded in Volume 42, Page 38 of the Eden land records. Being a parcel of land and mobile home located at 145-147 Clifford Thompson Road in Eden.

**PROPERTY 4. Brittany Foster Wert. Parcel No. 10.01.68.B. Tax Years 2020-2021, 2021-2022, 2022-2023.** Being the same mobile home conveyed to Brittany Foster Wert by Vermont Mobile Home Uniform Bill of Sale of Kenneth and Martha Harvey, K.A. Harveys MFG Housing, Inc., dated August 28, 2009 and recorded at Volume 116, Page 3 of the Eden land records. Being a 1983 Windsor mobile home bearing serial number 275A, located at 145 Clifford Thompson Road in Eden.

**PROPERTY 5. Trudy Griggs. Parcel No. 11.02.02. Tax Years 2020-2021, 2021-2022, 2022-2023.** Being all the same land and premises conveyed to Trudy Griggs by Quitclaim Deed of Lawrence Griggs, dated May 2002 and recorded at Volume 53, Page 51 of the Eden Land Records. Being a parcel of land and mobile home located at 5301 Vermont Route 100 in Eden.

**PROPERTY 6. Carol Pape Merchant. Parcel No. 10.01.54. Tax Years 2021-2022, 2022-2023.** Being the same lands and premises conveyed to Carol Pape Merchant by Decree of Distribution of the Estate of Dorothy Pape, dated April 16, 2009 and recorded at Volume 96, Pages 170-171 of the Eden Land Records. Being a parcel of land and dwelling located at 2207 Vermont Route 100 in Eden.

Reference is hereby made to the above-mentioned instruments, the records thereof, the references therein made, and their respective records and references, in further aid of these descriptions.

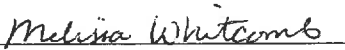
**So much of said lands and premises will be sold at public auction at the Eden Town Office, 71 Old Schoolhouse Road, Eden, Vermont on Thursday, December 21, 2023 at 10:00 a.m., as shall be required to discharge taxes with costs and fees unless previously paid.**

Property owners, mortgagees, and lienholders may pay such taxes, interest, costs, penalties, and fees by cash or bank check made payable to the Town of Eden. At tax sale, successful bidders must pay in full by cash or bank check. The Town of Eden and James W. Barlow, Esq. give no opinion as to the marketability of title to the above-referenced properties. All properties are sold "as is." Information regarding these properties and the amount of taxes, interest, costs, penalties and fees due may be obtained from Melissa Whitcomb, Collector of Delinquent Taxes, Eden Town Office, 71 Old Schoolhouse Road, Eden, Vermont (802) 635-2528.

Pursuant to 32 V.S.A. §5254(b), an owner of property being sold for taxes may request in writing, not less than twenty-four (24) hours prior to the tax sale, that only a portion of the property be sold. Such request must clearly identify the portion of the property to be sold and must be accompanied by a certification from the District Environmental Commission that the portion identified may be subdivided and meets the minimum lot size requirements. In the event that the portion so identified by the taxpayer cannot be sold for the amount of the unpaid tax and costs, then the entire property will be sold to pay such unpaid tax and costs.

Taxpayers are further advised of their right to have an abatement hearing before the Town of Eden Board of Abatement in accordance with the provisions of 24 V.S.A. §1535. Taxpayers wishing to have such an abatement hearing must contact Town Clerk Melissa Whitcomb to request such a hearing.

Dated at Eden, Vermont this 18<sup>th</sup> day of October 2023.

  
MELISSA WHITCOMB  
Collector of Delinquent Taxes  
Town of Eden, Vermont

TOWN CLERK'S OFFICE  
Received OCT 18, 2023 12:30 PM  
Recorded in VOL: 118 PG: 147 - 148  
Of Eden Land Records  
ATTEST: Melissa Whitcomb, Town Clerk