

NOTICE OF TAX SALE

The resident and non-resident owners, lien holders and mortgagees of lands in the Town of Wheelock, in the County of Caledonia and State of Vermont, are hereby notified that the taxes assessed by the said Town of Wheelock for the years 2015, 2017, 2018, 2019 and 2020, remain either in whole or in part unpaid on the following described land and premises in said town, to wit:

PARCEL NO. 1:

Name of Taxpayer: **BRUCE N. BONNETT & PATRICIA J. HOLBROOK BONNETT**

Description of Property: It being all and the whole of the same land and premises conveyed by Warranty Deed dated August 14, 2001 and recorded in Book 46, Pages 394-395 of the Town of Wheelock Land Records from Patricia J. Holbrook Bonnett to Bruce N. Bonnett and Patricia J. Holbrook Bonnett, with the exception of that certain utility easement conveyed by instrument dated September 23, 2010 and recorded in Book 65, Page 259 of the Town of Wheelock Land Records from Bruce M. Bonnett and Patricia H. Bonnett to Telephone Operating Company of Vermont LLC and Vermont Electric Cooperative Inc., and with the exception of that pole easement conveyed by VTel Pole Easement dated December 7, 2015 and recorded in Book 68, Pages 310-315 of the Town of Wheelock Land Records from Patricia H. Bonnett and Bruce N. Bonnett to VTel Wireless, Inc., said property having a current E-911 address of 1049 Morgan Road East in said Town of Wheelock.

<u>YEAR</u>	<u>AMOUNT OF TAXES COLLECTOR'S FEES, INTEREST AND COSTS</u>
2015	\$1,331.91
2018	5,368.06
2019	4,754.33
2020	3,574.61

PARCEL NO. 2:

Name of Taxpayer: **ESTATE OF THOMAS D. NEY**

Description of Property: It being all and the whole of the same land and premises conveyed by Warranty Deed dated August 16, 1974 and recorded in Book 30, Page 8 of the Town of Wheelock Land Records from Roger R. Lussier, George B. Hopkins, Fay A. Young, Jr. and Robert J. Beausoleil to Thomas D. Ney and Joyce E. Ney, the interest therein of the said Joyce E. Ney having been conveyed by Quit Claim Deed dated May 15, 1992 and recorded in Book 37, Pages 467-468 of the Town of Wheelock Land Records from Joyce E. Ney Hendriksen, formerly known as Joyce E. Ney, to Thomas D. Ney.

<u>YEAR</u>	<u>AMOUNT OF TAXES COLLECTOR'S FEES, INTEREST AND COSTS</u>
2018	\$3,053.70
2019	2,395.44
2020	2,167.88

PARCEL NO. 3:

Name of Taxpayer: **ROGER SIMARD & LAURA SIMARD**

Description of Property: It being all and the whole of the same land and premises conveyed by Warranty Deed dated October 11, 2010 and recorded in Book 61, Pages 484-485 of the Town of Wheelock Land Records from Allan Gorham to Roger Simard and Laura Simard.

<u>YEAR</u>	<u>AMOUNT OF TAXES COLLECTOR'S FEES, INTEREST AND COSTS</u>
2017	\$1,550.57
2018	1,817.45
2019	1,714.94
2020	1,552.03

And such lands and premises will be sold at public auction at the Wheelock Town Clerk's Office, 1192 Vermont Route 122, in the Town of Wheelock, Vermont, a public place within said municipality, on the 27th day of October, 2021, as per the following schedule:

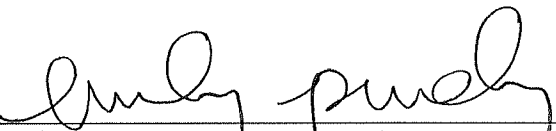
PARCEL NO. 1 - 9:30 A.M. PARCEL NO. 2 - 9:35 A.M.
 PARCEL NO. 3 - 9:40 A.M.

unless such taxes respectively assessed against the aforesaid properties, together with costs, interest and fees, shall have been previously paid.

Pursuant to Title 32, Section 5254 (b), Vermont Statutes Annotated, 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 and the Town of Wheelock zoning administrative officer 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 a hearing before the Town of Wheelock Board for the Abatement of Taxes in accordance with the provisions of Title 24, Section 1535, Vermont Statutes Annotated. Taxpayers wishing to have such a hearing must contact the Clerk of the Town of Wheelock to request such a hearing.

Dated at the Town of Wheelock, Vermont, this 17 day of
September, 2021.

ATTEST: 
Emily Purdy, Tax Collector for the
Town of Wheelock, Vermont