

NOTICE OF TAX SALE

The resident and non-resident owners, lien holders and mortgagees of lands in the Town of Canaan, in the County of Essex and State of Vermont, are hereby notified that the taxes assessed by the said Town of Canaan for the years 2018-2019, and delinquent water and sewer charges 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: MARTIN DESBIENS

Description of Property: It being all and the whole of the same land and premises conveyed by Warranty Deed dated August 31, 2009 and recorded in Book 57, Pages 236-237 of the Town of Canaan Land Records from Walter Potz and Joanne Potz to Martin Desbiens.

<u>YEAR OR DELINQUENCY</u>	<u>AMOUNT OF TAXES OR DELINQUENCY COLLECTOR'S FEES, INTEREST AND COSTS</u>
2018	\$1,361.39
2019	906.34

PARCEL NO. 2:

Name of Taxpayer: DENIS J. GILBERT & MARY-ANN P. GILBERT

Description of Property: It being all and the whole of the same land and premises conveyed by Warranty Deed dated April 26, 1990 and recorded in Book 35, Pages 545-546 of the Town of Canaan Land Records from Paul B. Jackson and Constance B. Jackson to Denis J. Gilbert and Mary-Ann P. Gilbert.

<u>YEAR OR DELINQUENCY</u>	<u>AMOUNT OF TAXES OR DELINQUENCY COLLECTOR'S FEES, INTEREST AND COSTS</u>
2018	\$1,296.66
2019	1,096.17

PARCEL NO. 3:

Name of Taxpayer: HARRY K. KIMBALL, JR. & JOETTA L. KIMBALL

Description of Property: It being all and the whole of the same land and premises conveyed by Vermont Special Limited Warranty Deed dated August 29, 2007 and recorded in Book 54, Pages 669-670 of the Town of Canaan Land Records from Deutsche Bank National Trust Copany, as Trustee of Ameriquest Mortgage Securities, Inc., Asset-Backed Pass Through Certificates, Series 2004-R12, Under Pooling and Servicing Agreement dated as of December 1, 2004, to Harry K. Kimball, Jr. and Joette L. Kimball.

<u>YEAR OR DELINQUENCY</u>	<u>AMOUNT OF TAXES OR DELINQUENCY COLLECTOR'S FEES, INTEREST AND COSTS</u>
2018	\$2,197.10
2019	1,929.04

PARCEL NO. 4:

Name of Taxpayer: DUANE SPENCER & JOANNE L. SPENCER

Description of Property: It being all and the whole of the same land and premises conveyed by Warranty Deed dated January 5, 2005 and recorded in Book 50, Pages 474-475 of the Town of Canaan Land Records from Victorine Horner to Jean Elaine Gagne and Joanne L. Spencer, the interest therein of the said Jean Elaine Gagne having been conveyed to Duane Spencer and Joanne L. Spencer by Quit Claim Deed dated October 4, 2005 and recorded in Book 52, Pages 90-91 of the Town of Canaan Land Records.

<u>YEAR OR DELINQUENCY</u>	<u>AMOUNT OF TAXES OR DELINQUENCY COLLECTOR'S FEES, INTEREST AND COSTS</u>
2018	\$1,646.64
2019	1,387.07
Water & Sewer	1,946.25

And such lands and premises will be sold at public auction at the Canaan Town Office, 318 Christian Hill in the Town of Canaan, Vermont, a public place within said municipality, on the 12th day of August, 2020, 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.	PARCEL NO. 4 - 9:45 A.M.

unless such taxes and delinquent water and sewer charges 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 Canaan 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 Canaan 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 Canaan Town Clerk to request such a hearing.

Dated at the Town of Canaan, Vermont, this 7 day of July, 2020.

ATTEST: Dencie Cunningham
Dencie Cunningham, Tax Collector
for the Town of Canaan, Vermont

CANAAN TOWN CLERK OFFICE
RECEIVED FOR RECORD/~~FILED~~
July 7 A.D. 2020 at 2 o'clock 00 min. P.M.
and Recorded in Vol. 107 Page 575
Of Canaan Land Records
Attest Diana Rancourt asst
Town Clerk

TAX COLLECTOR'S LEVY

At the Town of Canaan in the County of Essex by virtue of the tax bills issued to me for collection of taxes assessed upon the Grand List of the Town of Canaan for the year 2018, against the Taxpayers of the said Town of Canaan, I gave said taxpayers due notice in writing by written notice seasonably mailed to each of them on, to wit, March 4, 2020, stating that said taxes were in my hands for collection, together with the amount of each said tax and further stating when and where the same were to be paid and demanding thereof, and now said taxes assessed upon the Grand List of MARTIN DESBIENS; DENIS J. GILBERT & MARY-ANN P. GILBERT; HARRY K. KIMBALL, JR. & JOETTA L. KIMBALL; and DUANE SPENCER & JOANNE L. SPENCER being wholly unpaid and said taxpayers having failed and neglected to pay their said taxes upon demand at the Town of Canaan in said County, since I cannot find personal estate of the said delinquent taxpayers out of which said taxes may be satisfied, I levied and extended in the manner provided by law the foregoing warrants on the parcels of land situated in said Town of Canaan aforesaid, hereinafter described for the nonpayment of taxes duly assessed, due and payable thereon payable to the Town of Canaan more particularly hereinafter set forth, the said owners of said land against which said taxes were assessed having neglected and failed to pay the same, viz:

PARCEL NO. 1:

NAME OF TAXPAYER: MARTIN DESBIENS

DESCRIPTION OF PROPERTY: It being all and the whole of the same land and premises conveyed by Warranty Deed dated August 31, 2009 and recorded in Book 57, Pages 236-237 of the Town of Canaan Land Records from Walter Potz and Joanne Potz to Martin Desbiens.

AMOUNT OF TAXES, COLLECTOR'S FEES, INTEREST AND COSTS: \$1,361.39

PARCEL NO. 2:

NAME OF TAXPAYER: DENIS J. GILBERT & MARY-ANN P. GILBERT

DESCRIPTION OF PROPERTY: It being all and the whole of the same land and premises conveyed by Warranty Deed dated April 26, 1990 and recorded in Book 35, Pages 545-546 of the Town of Canaan Land Records from Paul B. Jackson and Constance B. Jackson to Denis J. Gilbert and Mary-Ann P. Gilbert.

AMOUNT OF TAXES, COLLECTOR'S FEES, INTEREST AND COSTS: \$1,296.66

PARCEL NO. 3:

NAME OF TAXPAYER: HARRY K. KIMBALL, JR. & JOETTA L. KIMBALL

DESCRIPTION OF PROPERTY: It being all and the whole of the same land and premises conveyed by Vermont Special Limited Warranty Deed dated August 29, 2007 and recorded in Book 54, Pages 669-670 of the Town of Canaan Land Records from Deutsche Bank National Trust Company, as Trustee of Ameriquest Mortgage Securities, Inc., Asset-Backed Pass Through Certificates, Series 2004-R12, Under Pooling and Servicing Agreement dated as of December 1, 2004, to Harry K. Kimball, Jr. and Joette L. Kimball.

MAY & DAVIES

ATTORNEYS AT LAW

BOX 303

ARTON, VERMONT 05822

802-525-3766

AMOUNT OF TAXES, COLLECTOR'S FEES, INTEREST AND COSTS: \$2,197.10

PARCEL NO. 4:

NAME OF TAXPAYER: DUANE SPENCER & JOANNE L. SPENCER

DESCRIPTION OF PROPERTY: It being all and the whole of the same land and premises conveyed by Warranty Deed dated January 5, 2005 and recorded in Book 50, Pages 474-475 of the Town of Canaan Land Records from Victorine Horner to Jean Elaine Gagne and Joanne L. Spencer, the interest therein of the said Jean Elaine Gagne having been conveyed to Duane Spencer and Joanne L. Spencer by Quit Claim Deed dated October 4, 2005 and recorded in Book 52, Pages 90-91 of the Town of Canaan Land Records.

AMOUNT OF TAXES, COLLECTOR'S FEES, INTEREST AND COSTS: \$1,646.64

Dated at the Town of Canaan, Vermont, this 7 day of July, 2020.

ATTEST: Dencie Cunningham
Dencie Cunningham, Tax Collector
for the Town of Canaan, Vermont

CANAAN TOWN CLERK OFFICE
RECEIVED FOR RECORD/~~RECORDED~~
July 7 A.D. 2020 at 2 o'clock 00 min. P M
and Recorded in Vol. 47 Page 578
Of Canaan Land Records
Attest Sara Hancock asst
Town Clerk

TAX COLLECTOR'S LEVY

At the Town of Canaan in the County of Essex by virtue of the tax bills issued to me for collection of taxes assessed upon the Grand List of the Town of Canaan for the year 2019, against the Taxpayers of the said Town of Canaan, I gave said taxpayers due notice in writing by written notice seasonably mailed to each of them on, to wit, March 4, 2020, stating that said taxes were in my hands for collection, together with the amount of each said tax and further stating when and where the same were to be paid and demanding thereof, and now said taxes assessed upon the Grand List of MARTIN DESBIENS; DENIS J. GILBERT & MARY-ANN P. GILBERT; HARRY K. KIMBALL, JR. & JOETTA L. KIMBALL; and DUANE SPENCER & JOANNE L. SPENCER being wholly unpaid and said taxpayers having failed and neglected to pay their said taxes upon demand at the Town of Canaan in said County, since I cannot find personal estate of the said delinquent taxpayers out of which said taxes may be satisfied, I levied and extended in the manner provided by law the foregoing warrants on the parcels of land situated in said Town of Canaan aforesaid, hereinafter described for the nonpayment of taxes duly assessed, due and payable thereon payable to the Town of Canaan more particularly hereinafter set forth, the said owners of said land against which said taxes were assessed having neglected and failed to pay the same, viz:

PARCEL NO. 1:

NAME OF TAXPAYER: MARTIN DESBIENS

DESCRIPTION OF PROPERTY: It being all and the whole of the same land and premises conveyed by Warranty Deed dated August 31, 2009 and recorded in Book 57, Pages 236-237 of the Town of Canaan Land Records from Walter Potz and Joanne Potz to Martin Desbiens.

AMOUNT OF TAXES, COLLECTOR'S FEES, INTEREST AND COSTS: \$906.34

PARCEL NO. 2:

NAME OF TAXPAYER: DENIS J. GILBERT & MARY-ANN P. GILBERT

DESCRIPTION OF PROPERTY: It being all and the whole of the same land and premises conveyed by Warranty Deed dated April 26, 1990 and recorded in Book 35, Pages 545-546 of the Town of Canaan Land Records from Paul B. Jackson and Constance B. Jackson to Denis J. Gilbert and Mary-Ann P. Gilbert.

AMOUNT OF TAXES, COLLECTOR'S FEES, INTEREST AND COSTS: \$1,096.17

PARCEL NO. 3:

NAME OF TAXPAYER: HARRY K. KIMBALL, JR. & JOETTA L. KIMBALL

DESCRIPTION OF PROPERTY: It being all and the whole of the same land and premises conveyed by Vermont Special Limited Warranty Deed dated August 29, 2007 and recorded in Book 54, Pages 669-670 of the Town of Canaan Land Records from Deutsche Bank National Trust Copany, as Trustee of Ameriquest Mortgage Securities, Inc., Asset-Backed Pass Through Certificates, Series 2004-R12, Under Pooling and Servicing Agreement dated as of December 1, 2004, to Harry K. Kimball, Jr. and Joette L. Kimball.

AMOUNT OF TAXES, COLLECTOR'S FEES, INTEREST AND COSTS: \$1,929.04

PARCEL NO. 4:

NAME OF TAXPAYER: DUANE SPENCER & JOANNE L. SPENCER

DESCRIPTION OF PROPERTY: It being all and the whole of the same land and premises conveyed by Warranty Deed dated January 5, 2005 and recorded in Book 50, Pages 474-475 of the Town of Canaan Land Records from Victorine Horner to Jean Elaine Gagne and Joanne L. Spencer, the interest therein of the said Jean Elaine Gagne having been conveyed to Duane Spencer and Joanne L. Spencer by Quit Claim Deed dated October 4, 2005 and recorded in Book 52, Pages 90-91 of the Town of Canaan Land Records.

AMOUNT OF TAXES, COLLECTOR'S FEES, INTEREST AND COSTS: \$1,387.07

Dated at the Town of Canaan, Vermont, this 7 day of July, 2020.

ATTEST: Dencie Cunningham
Dencie Cunningham, Tax Collector
for the Town of Canaan, Vermont

CANAAN TOWN CLERK OFFICE
RECEIVED FOR RECORD/~~RECORDED~~
July 7 A.D. 2020 at 2 o'clock 00 min. P.M.
and Recorded in Vol. 67 Page 580
Of Canaan Land Records
Attest Jana Hancock asst Town Clerk

TAX COLLECTOR'S LEVY

At the Town of Canaan in the County of Essex by virtue of the delinquent water and sewer bills issued to me for collection against the Taxpayers of the said Town of Canaan, I gave said taxpayers due notice in writing by written notice seasonably mailed to each of them on, to wit, March 4, 2020, stating that said delinquent water and sewer charges were in my hands for collection, together with the amount of each said delinquent water and sewer charges and further stating when and where the same were to be paid and demanding thereof, and now said delinquent water and sewer charges assessed upon the Grand List of DUANE SPENCER & JOANNE L. SPENCER being wholly unpaid and said taxpayers having failed and neglected to pay their said delinquent water and sewer charges upon demand at the Town of Canaan in said County, since I cannot find personal estate of the said delinquent taxpayers out of which said delinquent water and sewer charges may be satisfied, I levied and extended in the manner provided by law the foregoing warrant on the parcel of land situated in said Town of Canaan aforesaid, hereinafter described for the nonpayment of delinquent water and sewer charges duly assessed, due and payable thereon payable to the Town of Canaan more particularly hereinafter set forth, the said owners of said land against which said delinquent water and sewer charges were assessed having neglected and failed to pay the same, viz:

PARCEL NO. 4:

Name of Taxpayer: DUANE SPENCER & JOANNE L. SPENCER

Description of Property: It being all and the whole of the same land and premises conveyed by Warranty Deed dated January 5, 2005 and recorded in Book 50, Pages 474-475 of the Town of Canaan Land Records from Victorine Horner to Jean Elaine Gagne and Joanne L. Spencer, the interest therein of the said Jean Elaine Gagne having been conveyed to Duane Spencer and Joanne L. Spencer by Quit Claim Deed dated October 4, 2005 and recorded in Book 52, Pages 90-91 of the Town of Canaan Land Records.

AMOUNT OF DELINQUENT WATER & SEWER CHARGES, COLLECTOR'S FEES, INTEREST AND COSTS: \$1,946.25

Dated at the Town of Canaan, Vermont, this 7 day of July, 2020.

ATTEST: Dencie Cunningham
Dencie Cunningham, Tax Collector
for the Town of Canaan, Vermont

CANAAN TOWN CLERK OFFICE

RECEIVED FOR RECORD / DISCOUNT

July 7 A.D. 2020 at 2 o'clock 00 min. P.M.

and Recorded in Vol. 67 Page 582
Of Canaan Land Records

Attest Diane Racicot Asst
Town Clerk

MAY & DAVIES

ATTORNEYS AT LAW

BOX 303

WARTON, VERMONT 05822

802-525-3766