

TOWN OF TUNBRIDGE'S COMBINED NOTICE OF TAX SALE

The resident and non-resident owners, lienholders, mortgagees and all persons interested in the purchase of land in the Town of Tunbridge, County of Orange and State of Vermont, are hereby notified that the taxes assessed by such Town for the 2022-2023 and prior fiscal years remain, either in whole or in part, unpaid on the following described lands and/or premises situated in the Town of Tunbridge:

Property No. 1:

Property commonly known and numbered as 44 Hoyt Road, being 1.33 acres, more or less, owned by Robert A. Abbruzzese, conveyed to him by Quit Claim Deed of Carl B. Abbruzzese and Linda M. Abbruzzese, dated November 19, 1993, and recorded in Book 48 at Page 529, and by Quit Claim Deed of John E. Abbruzzese and Karin Abbruzzese, dated October 17, 1993, and recorded in Book 48 at Page 428, and by Decree of Distribution, from Randolph District Probate Court, dated October 12, 1993, and recorded in Book 48 at Page 427, all of the Town of Tunbridge Land Records.

Property No. 2:

Property commonly known and numbered as 6 Gee Hill Road, being 2.8 acres, more or less, owned by Mark A. Billings and Melissa A. Billings, conveyed to them by Warranty Deed of Timothy Martin and Betty Martin, dated March 16, 2018, and recorded in Book 101 at Pages 154-155 of the Town of Tunbridge Land Records.

Property No. 3:

Property commonly known and numbered as 14 Russell Road, being 0.29 acres, more or less, together with buildings thereon, owned by Everett Broe and Jassimyn L. Broe, conveyed to them by Vermont Warranty Deed of 14 Russell Road, LLC, dated July 23, 2019, and recorded in Book 104 at Pages 44-45 of the Town of Tunbridge Land Records.

Property No. 4:

Property commonly known and numbered as 167 Potash Hill Road (f/k/a 175 Potash Hill Road), being 3 acres, more or less, owned by Jarrid Broe and Everett P. Broe, Jr., conveyed to them by Vermont Warranty Deed of Randall B. Caswell, dated March 15, 2012, and recorded in Book 88 at Pages 203-204 of the Town of Tunbridge Land Records.

Property No. 5:

Property commonly known and numbered as 3871 Dairy Hill Road, being 0.14 acres, more or less, together with a 1964 Star make, Tipout model, 60' by 10' mobile home with serial number 6086 thereon, owned by Arthur W. Brown, conveyed to him by Warranty Deed of Bruce A. Jones, Sr. and Jean M. Jones, dated March 10, 1999, and

recorded in Book 56 at Pages 53-54, and by Vermont Mobile Home Uniform Bill of Sale of Bruce A. Jones and Jean M. Jones, dated March 10, 1999, and recorded in Book 56 at Page 55, all of the Town of Tunbridge Land Records.

Property No. 6:

Property commonly known and numbered as 34 Whalen Road, being 2.4 acres, more or less, together with buildings thereon, owned by Christian Energy Mission of Vermont (a/k/a Christian NRG Mission of VT), conveyed to it by Warranty Deed of Joseph A. Duguay and Ann H. Duguay, dated November 17, 1990, and recorded in Book 45 at Pages 399-400 of the Town of Tunbridge Land Records.

Property No. 7:

Property commonly known and numbered as 48 Drew Road, being 8 acres, more or less, owned by Jared J.G. Coogan, conveyed to him by Quitclaim Deed of Myra H. Howe, dated December 16, 2011, and recorded in Book 87 at Pages 547-548 of the Town of Tunbridge Land Records.

Property No. 8:

Property commonly known and numbered as 332 Dickerman Hill Road, being 1.5 acres, more or less, together with buildings thereon, owned by Allan J. Lockyer, with a life estate held by Roch J. Lockyer and Caroline E. Lockyer, conveyed to them by Warranty Deed (Correcting Deed) of Roch J. Lockyer and Caroline E. Lockyer, dated April 8, 2010, and recorded in Book 85 at Page 35 of the Town of Tunbridge Land Records.

Property No. 9:

Property commonly known and numbered as 920 Gage Road, being 2.6 acres, more or less, together with a 1965 Lancaster Skyline make, #55 model mobile home with serial number 55-186712P thereon, owned by Gardner Moses, Jr., conveyed to him by Vermont Warranty Deed of Albert G. Thomson and William D. Thomson, dated July 3, 2000, and recorded in Book 58 at Pages 235-236, and by Vermont Mobile Home Uniform Bill of Sale of Albert G. Thomson and William D. Thomson, dated July 3, 2000, and recorded in Book 58 at Page 237, all of the Town of Tunbridge Land Records.

Property No. 10:

Property commonly known and numbered as 254 Dickerman Hill Road, being 2.0 acres, more or less, owned by Samuel I. Salls, Jr., conveyed to him by Quit Claim Deed of Janice Salls, dated November 8, 2007, and recorded in Book 79 at Page 501 of the Town of Tunbridge Land Records.

Property No. 11:


Property commonly known and numbered as 25 Clay White Hill Road, being 11.9 acres, more or less, owned by Kathleen M. Stavaski, conveyed to her by Vermont Warranty Deed of Jill A. Harlow, dated December 27, 2002, and recorded in Book 64 at Pages 355-356 of the Town of Tunbridge Land Records.

Property No. 12:

Property commonly known and numbered as 44 Clay White Hill Road, being 68.4 acres, more or less, owned by Kathleen M. Stavaski, conveyed to her by Vermont Warranty Deed of Litchfield Financial Corporation, dated June 30, 1998, and recorded in Book 54 at Pages 475-476 of the Town of Tunbridge Land Records.

Said lands and/or premises will be sold at a public auction at the Tunbridge Town Office, 271 VT Route 110, Tunbridge, Vermont, on Thursday the 22nd day of February 2024, at Eleven o'clock in the morning (11:00 a.m.), to discharge such taxes with costs, unless the same are previously paid.. Information regarding the amount of taxes due may be obtained at the offices of Stitzel, Page & Fletcher, P.C., P.O. Box 1507, Burlington, Vermont 05402-1507, (802) 660-2555.

DATED at Tunbridge, in the County of Orange and State of Vermont, this 2 day of January 2024.



Joseph Paquin, Delinquent Tax Collector
Town of Tunbridge, Vermont

TUNBRIDGE, VT Town Clerk's Office
Received for Record
Jan 2 A.D. 2024
at 8 o'clock 00 minutes A M
and Recorded in Book 112 Page 345-47
Attest Uma Doy Town Clerk

1. The first part of the document is a list of names and titles, including "The Hon. Mr. Justice G. D. C. O'Connell" and "The Hon. Mr. Justice J. J. O'Connell".

2. The second part of the document is a list of names and titles, including "The Hon. Mr. Justice J. J. O'Connell" and "The Hon. Mr. Justice J. J. O'Connell".