

NOTICE OF TAX SALE

The resident and non-resident owners, lien holders and mortgagees of real properties in the Town of Bakersfield, County of Franklin and State of Vermont, are hereby notified that the taxes assessed by such Town for the years 2021-2023 remain, either in whole or in part, unpaid on the following described real property in such Town, to wit:

Parcel No. 1: Being a parcel of land, together with any improvements thereon and right of way and sewage easements thereto, located on the east side of Town Highway 25, and being all of Lot #2 as shown on a plan entitled "Property of William J. Riley Proposed 3 Lot Subdivision Town Highway 25 Bakersfield, VT" dated August 16, 1989 and drawn by Hannon Associates, and recorded in Map Book III, Page 16 of the Town of Bakersfield Map Records, and being all and the same land and premises conveyed to Jane E. Gauthier and Herbert D. Devino by Warranty Deed of William J. Riley dated June 14, 1990 and recorded in Book 42, Page 226 of the Land Records of the Town of Bakersfield. The parcel is subject to conditions that no mobile home shall be placed thereon and that there shall be no subdivision of any parcel of land of less than five acres.

Parcel No. 2: Being all and the same land and premises conveyed to Stephen A. McDonald, Trustee of the McDonald Preservation Trust, by Quit Claim Deed of Sharon Lawyer, Sharon L. Evans and Cynthia Newett, duly authorized agents of the United Church of Bakersfield and Fairfield, dated May 17, 2013 and recorded in Book 69, Page 526 of the Land Records of the Town of Bakersfield, excluding, however, the church bell.

Parcel No. 3: Being a parcel of land, together with any improvements thereon, containing 11 acres, more or less, commonly known as 189 Trobridge Road, depicted on the Fence Line Survey for Daniel C. Clark and Lynn M. Clark by John A. Marsh recorded in Map Book 2, Page 5 of the Land Records of the Town of Bakersfield, and being all and the same land and premises conveyed to Kevin T. Reid and Cal L. Reid by Warranty Deed of Joshua Laird dated April 6, 2016 and recorded in Book 72, Page 388 of the Land Records of the Town of Bakersfield.

Parcel No. 4: Being a parcel of land, together with the buildings thereon any improvements thereon, a spring of water, and the pipeline easement associated with said spring, containing one-half acre, more or less, located on the east side of Vermont Route 108, and being all and the same land and premises conveyed to Eugene B. DeRosia and Nancy Wilson by Quit Claim Deed of Eugene B. DeRosia dated September 30, 1999 and recorded in Book 51, Page 49 of the Land Records of the Town of Bakersfield. The interest of Eugene B. DeRosia was conveyed to Nancy Wilson by Quit Claim Deed from Eugene B. DeRosia dated April 27, 2013 and recorded in Book 70, Page 501 of said land records.

And all, or properly noticed and certified portions, of said real property will be sold at public auction at the Office of the Town Clerk of the Town of Bakersfield, a public place in such Town, on the 24th day of January, 2024 at 9:30 a.m. as shall be requisite to discharge such taxes

with interest, fees and costs, unless previously paid.

Dated at Bakersfield, Vermont, this 13th day of December, 2023.

A handwritten signature in cursive script that reads "Katherine Westcom". The signature is written in black ink and is positioned above a horizontal line.

**Katherine Westcom
Collector of Taxes
Town of Bakersfield**

If a taxpayer or lienholder wishes to pay the delinquent taxes, costs, interest and fees, please contact the tax collector's attorney, Michael S. Gawne, at 30 Congress Suite 202, St. Albans, Vermont or P.O. Box 810, St. Albans, VT 05478 or (802) 524-6211.