

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 property taxes for the years 2021, 2022 and 2023, as well as delinquent sewer charges, assessed by the said Town of Canaan 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: **DANIEL CORMIER**

DESCRIPTION OF PROPERTY: Being all and the same land and premises conveyed to Daniel Cormier by Vermont Special Limited Warranty Deed of RBS Citizens, N.A., dated May 23, 2012 and recorded in Book 60, at Pages 285-286 of the Town of Canaan Land Records.

<u>YEAR OR DELINQUENCY</u>	<u>AMOUNT OF TAXES, COLLECTOR'S FEES, INTEREST AND COSTS:</u>
2021 Taxes	\$ 3,233.32

PARCEL NO. 2

NAME OF TAXPAYER: **GARY GUILBAULT and PAMELA GUILBAULT**

DESCRIPTION OF PROPERTY: Being all and the same land and premises conveyed to Gary Guilbault and Pamela Guilbault by Warranty Deed of Marlene J. Dawson, dated August 3, 2021 and recorded in Book 69, Pages 246-247 of the Town of Canaan Land Records.

<u>YEAR OR DELINQUENCY</u>	<u>AMOUNT OF TAXES, COLLECTOR'S FEES, INTEREST AND COSTS:</u>
2022 Taxes	\$ 3,727.46
2023 Taxes	5,292.96
Sewer	248.00
TOTAL	\$ 9,268.41

PARCEL NO. 3

NAME OF TAXPAYER: **ARTHUR KEYSER and JENNIFER KEYSER**

DESCRIPTION OF PROPERTY: Being all and the same land and premises conveyed to Arthur Keyser and Jennifer Keyser by Limited Warranty Deed of 2019 Castle LLC, dated June 18, 2020 and recorded in Book 67, Pages 523-526 of the Town of Canaan Land Records.

<u>YEAR OR DELINQUENCY</u>	<u>AMOUNT OF TAXES, COLLECTOR'S FEES, INTEREST AND COSTS:</u>
2022 Taxes	\$ 1,290.89
2023 Taxes	2,080.20
Sewer	248.00
TOTAL	\$ 3,619.08

PARCEL NO. 4

NAME OF TAXPAYER: **JOHN E. PLUMER**

DESCRIPTION OF PROPERTY: Being all and the same land and premises conveyed to John E. Plumer by Warranty Deed of Daniel F. Riley and Janis L. Riley, dated October 27, 2015 and recorded in Book 63, Pages 369-370 of the Town of Canaan Land Records.

<u>YEAR OR DELINQUENCY</u>	<u>AMOUNT OF TAXES, COLLECTOR'S FEES, INTEREST AND COSTS:</u>
2022 Taxes	\$ 1,894.02
2023 Taxes	1,809.42
Sewer	<u>186.00</u>
TOTAL	\$ 3,889.44

PARCEL NO. 5

NAME OF TAXPAYER: **GLEN UNFONAK**

DESCRIPTION OF PROPERTY: Being all and the same land and premises conveyed to Glen Unfonak by Corrected Final Decree of Distribution from William P. Neylon, Executor of the Estate of James E. Unfonak, dated November 25, 2020 and recorded in Book 68 at Page 191 of the Town of Canaan Land Records.

<u>YEAR OR DELINQUENCY</u>	<u>AMOUNT OF TAXES, COLLECTOR'S FEES, INTEREST AND COSTS:</u>
2022 Taxes	\$ 1,871.08
2023 Taxes	<u>1,786.35</u>
TOTAL	\$ 3,657.43

And such lands and premises will be sold at public auction at the office of the Canaan Town Clerk, 318 Christian Hill in the Town of Canaan, Vermont, a public place within said municipality, on the 18th day of June, 2024, as per the following schedule:

PARCEL NO. 1 – 10:00 a.m.	PARCEL NO. 2 – 10:05 a.m.
PARCEL NO. 3 – 10:10 a.m.	PARCEL NO. 4 – 10:15 a.m.
PARCEL NO. 5 – 10:20 a.m.	


unless such property taxes and delinquent 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 property tax and/or delinquent sewer charges and costs, then the entire property will be sold to pay such unpaid property tax and/or delinquent sewer charges 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 Clerk of the Town of Canaan to request such a hearing.

Dated at the Town of Canaan, Vermont this 2nd day of May, 2024.

ATTEST:


DENICE CUNNINGHAM, Tax Collector
for the Town of Canaan, Vermont