

**NOTICE OF TAX SALE
TOWN OF COVENTRY**

The resident and non-resident owners, lien holders and mortgagees of lands in the Town of Coventry in the County of Orleans, and State of Vermont, are hereby notified that the taxes assessed by such Town remain, either in whole or in part, unpaid on the following described lands in such Town, to wit:

Property Owner: Darryl M. Beaumont and April L. Beaumont

Property Address: 2172 Coventry Station Road

Parcel ID # 0TH01011

All and the same lands and premises conveyed to Darryl M. Beaumont and April L. Beaumont by Quitclaim Deed of Andrew Simpson and Kristen Simpson dated August 29, 2019 and recorded in Volume 65 at Page 437 of the Town of Coventry Land Records.

Tax Year: 2023

Amount of delinquent taxes, interest, cost and penalties: \$1,132.09

Property Owner: Richard J. Mackay

Property Address: 1852 River Road

Parcel ID # 0TH01018

All and the same lands and premises conveyed to Richard J. Mackay by Warranty Deed of Fay A. Young, Jr. and Esther C. Young dated August 6, 2004 and recorded in Volume 45 at Page 256 of the Town of Coventry Land Records.

Tax Year: 2023

Amount of delinquent taxes, interest, cost and penalties: \$1,052.53

Property Owner: Gerard Petit, Jr. and Lisa Stevens-Whalen

Property Address: 926 Petit Road

Parcel ID # 0TH09004-A

All and the same lands and premises conveyed to Gerard Petit, Jr. and Lisa Stevens-Whalen by Warranty Deed of Gerard J. Petit, Sr. and Mary E. Petit dated March 22, 2003 and recorded in Volume 44 at Page 418 of the Town of Coventry Land Records.

Tax Year: 2023

Amount of delinquent taxes, interest, cost and penalties: \$939.69

Property Owner: Melissa Ofsuryk

Property Address: 1355 Hancock Hill

Parcel ID # 0TH14009-1

A mobile home described in a Mobile Home Bill of Sale to Melissa Ofsuryk from Alex P. Ofsuryk and Shirley A. Ofsuryk dated March 30, 2020 and recorded at Volume 66, Page 304 of the Land Records of the Town of Coventry, Vermont.

Tax Year: 2023

Amount of delinquent taxes, interest, cost and penalties: \$970.89

Property Owner: Amber Before
Property Address: 110 Spencer Hill
Parcel ID # 0TH26002

All and the same lands and premises conveyed to Amber Before by Warranty Deed of Wayne V. Before and Marguerite A. Before dated June 1, 2001 and recorded in Volume 43 at Page 14 of the Land Records of the Town of Coventry, Vermont and by a Vermont Mobile Home Uniform Bill of Sale from Wayne V. Before and Marguerite A. Before dated June 1, 2001 and recorded at Volume 43, Page 16 of the Land Records of the Town of Coventry, Vermont.

Tax Year: 2023

Amount of delinquent taxes, interest, cost and penalties: \$1,133.54

Property Owner: Kenneth R. Messier
Property Address: Airport Road
Parcel ID # 0TH46004-B

All and the same lands and premises conveyed to Kenneth R. Messier by Warranty Deed of Robert G. Lawson, individually and as Trustee of the Robert G. Lawson Revocable Trust u/t/a dated September 5, 1997 and Janet T. Lawson, individually and as Trustee of the Janet I. Lawson Revocable Trust u/t/a dated September 5, 1997, dated December 28, 2015 and recorded in Volume 61 at Page 380 of the Land Records of the Town of Coventry, Vermont.

Tax Year: 2023

Amount of delinquent taxes, interest, cost and penalties: \$845.71

Property Owner: Clifford Messier, Tammy Charland, Leonard Messier,
Kenneth Messier, Scott Messier, Jessica Farrar, and Amy Grady
Property Address: 5844 Airport Road
Parcel ID # 0TH46008

All and the same lands and premises conveyed to Clifford Messier, Tammy Charland, Leonard Messier, Kenneth Messier, Scott Messier, Jessica Farrar, and Amy Grady by Quitclaim Deed of Richard Messier (now deceased) with life estate reserved dated April 29, 2014 and recorded in Volume 59 at Page 428 of the Land Records of the Town of Coventry, Vermont.

Tax Year: 2023

Amount of delinquent taxes, interest, cost and penalties: \$612.49

Property Owner: George Swett
Property Address: 140 Redemption Road
Parcel ID # 0US05012

A mobile home described in a Mobile Home Bill of Sale to George Swett from Gina Putvain dated December 22, 2006 and recorded at Volume 49, Page 317 of the Land Records of the Town of Coventry, Vermont.

Tax Year: 2023

Amount of delinquent taxes, interest, cost and penalties: \$206.14

Property Owner: Joel Tremblay and Cindy Tremblay

Property Address: 4856 US Route 5

Parcel ID # OUS05018

All and the same lands and premises conveyed to Joel Tremblay and Cindy Tremblay by Warranty Deed of James R. Morse dated April 11, 2023 and recorded in Volume 71 at Page 221 of the Land Records of the Town of Coventry, Vermont.

Tax Year: 2023

Amount of delinquent taxes, interest, cost and penalties: \$4,254.97

Property Owner: Modern Environment Construction LLP

Property Address: 3953 VT Route 14N

Parcel ID # oVT14028-C

A mobile home described in a Mobile Home Bill of Sale to Modern Environment Construction LLP from Bean's Mobile Homes Inc. d/b/a Bean's Homes dated June 2, 2020 and recorded at Volume 67, Page 118 of the Land Records of the Town of Coventry, Vermont.

Tax Year: 2023

Amount of delinquent taxes, interest, cost and penalties: \$543.63

Property Owner: Joseph Boisvert

Property Address: 102 Heermanville Road

Parcel ID # oTH36001-A

All and the same lands and premises conveyed to Joseph Boisvert by Warranty Deed of James H. Cobb and Mary K. Cobb dated January 10, 2023 and recorded in Volume 71 at Page 69 of the Land Records of the Town of Coventry, Vermont.

Tax Year: 2023

Amount of delinquent taxes, interest, cost and penalties: \$402.31

Reference may be made to said deeds for a more particular description of said lands and premises, as the same appear in the Town Clerk's Office of the Town of Coventry.

So much of such lands will be sold at public auction at Town of Coventry Town Hall, 168 Main Street, Coventry, Vermont 05825, on the 14th day of May, 2024 at 11 o'clock in the forenoon, as shall be requisite to discharge such taxes with interest, costs and penalties, unless previously paid. Property owners or mortgagees may pay such taxes, interest, costs and penalties in full by cash or certified check made payable to the Town of Coventry. At tax sale, successful bidders must pay in full by cash or certified check. No other payments accepted. Any questions or inquiries regarding the above-referenced sale should be directed to the following address:

Kristen E. Shamis, Esq.
Monaghan Safar PLLC
27 Main Street
Burlington, VT 05401
kshamis@msdvt.com

Monaghan Safar PLLC, and the Town of Coventry give no opinion or certification as to the marketability of title to the above-referenced properties as held by the current owner/taxpayer.

Dated at Coventry, Vermont, this 2nd day of April, 2024.

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

Kate Fletcher
Collector of Delinquent Taxes
Town of Coventry