

TOWN OF CHESTER



556 Elm Street
P.O. Box 370
Chester, VT 05143

(802) 875-2173
Fax (802) 875 2237

DELINQUENT TAX COLLECTOR'S WARRANT

June 21, 2021

Gregory Fraser
Jennifer Fraser
P.O. Box 448
Chester, VT 05143

Dear Mr. & Mrs. Fraser:

I hereby Levy and Extend the Delinquent Tax Collector's Warrant and have initiated Tax Sale proceedings on your property. Tax Sale is scheduled for July 28, 2021, at 11:00 a.m.

DELINQUENT PROPERTY TAXES

Acct. No. 382025.200

Tax Year	2018	2019	2020
Taxes Due	2,022.25	4,970.85	4,063.05
Penalty	161.79	396.45	404.40
Interest	879.66	1,565.62	538.14
Total	3,063.70	6,932.92	5,005.59

Total Taxes Due \$ 15,002.21

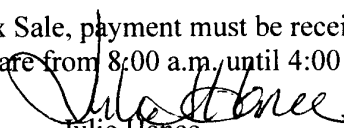
TAX SALE CHARGES

Advertisement	\$ 495.00	
Administrative Costs	\$ <u>100.00</u>	
TOTAL		\$ <u>595.00</u>

TOTAL DUE TO STOP TAX SALE \$ 15,597.21

PROCEDURE TO STOP THE TAX SALE

In order to stop the Tax Sale, payment must be received, in full, by the date, and before the time, of Sale. Office hours are from 8:00 a.m. until 4:00 p.m., Monday through Friday.


Julie Hance
Collector of Delinquent Taxes

TOWN OF CHESTER

556 Elm Street
P.O. Box 370
Chester, VT 05143



(802) 875-2173
Fax (802) 875 2237

STATE OF VERMONT
WINDSOR COUNTY, SS.

NOTICE OF LEVY FOR REAL ESTATE TAXES

Gregory Fraser
Jennifer Fraser
Parcel # 382025.200

To all those interested in the lands of Gregory and Jennifer Fraser situated in the Town of Chester, in the County of Windsor and State of Vermont:

Please take notice that I have this 21st day of June 2021, by virtue of the original Tax Warrant and Tax Bill committed to me, levied upon the real estate of the said Gregory and Jennifer Fraser by logging copies of my Tax Warrant in the Town Clerk's Office in the Town of Chester as required by law. A copy of said Warrant is attached hereto and incorporated herein.

Property is described as:

Being all and the same lands and premises conveyed to Gregory Fraser and Jennifer Fraser by Warranty Deed of Evelyn Ryan Hynes dated May 17, 2013, and Recorded in Book 145, Page 252 of the Town of Chester Land Records.

The first notice of the Tax Sale will appear in *The Commons*, a weekly newspaper, and *Chester Telegraph*, an online news source, on June 30, 2021, and the Sale will be held on July 28, 2021, at eleven o'clock in the forenoon at the Town Office in Chester, Vermont, unless the taxes with all legal charges thereon are paid previous to that date.

Dated at Chester, in the County of Windsor and State of Vermont, this 21st day of June, 2021.

Attest:

A handwritten signature in black ink, appearing to read "Julie Hance", written over a horizontal line.

Julie Hance
Collector of Town and
Town-School District Taxes

TOWN OF CHESTER



556 Elm Street
P.O. Box 370
Chester, VT 05143

(802) 875-2173
Fax (802) 875 2237

STATE OF VERMONT
WINDSOR COUNTY, SS.

NOTICE OF SALE

Gregory Fraser
Jennifer Fraser

Parcel # 382025.200

The resident and nonresident owners, lien holders and mortgagees of lands in the Town of Chester, in the County of Windsor and State of Vermont, are hereby notified that the taxes assessed by the Town for the years 2016, 2017, 2018, 2019, and 2020 remain, either in whole or in part, unpaid on the following described land in Town to wit:

Being all and the same lands and premises conveyed to Gregory Fraser and Jennifer Fraser by Warranty Deed of Evelyn Ryan Hynes dated May 17, 2013, and Recorded in Book 145, Page 252 of the Town of Chester Land Records.

and so much of said lands will be sold at public auction at the Town Office in Chester, Vermont, a public place in said Town, on the 28th day of July 2021, at eleven o'clock in the forenoon, as shall be requisite to discharge such taxes with costs, unless previously paid.

Dated at Chester, in the County of Windsor and State of Vermont, this 21st day of June 2020.

Attest:

A handwritten signature in black ink, appearing to read "Julie Hance", written over a horizontal line.

Julie Hance
Collector of Town and
Town-School District Taxes
Chester, Vermont Town Clerk's Office

JUN 24, 2021 03:00 PM
Received for record and recorded in
book: 218 on page: 246 - 248
Of Chester Land Records
Attest: Deborah Aldrich
Town Clerk